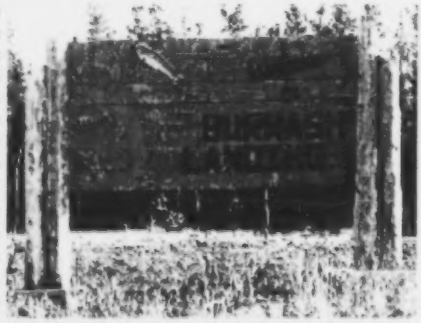
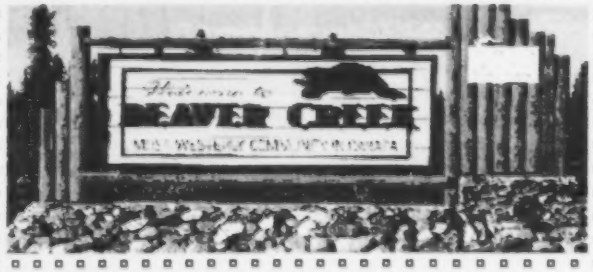
COMMUNITY HOUSING STUDY

DAWSON CITY HOUSING REPORT

NOVEMBER, 2000



YUKON HOUSING CORPORATION



DAWSON CITY

COMMUNITY HOUSING REPORT

A Study on Housing Quality

A Research Project by:

Yukon Housing Corporation

Report Date: December 2000

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DAWSON CITY COMMUNITY HOUSING REPORT

EXECUTIVE SUMMARY

GENERAL INFORMATION

The Yukon Housing Corporation, in conjunction with the Northern Research Institute, undertook a housing study in Dawson City in October 1999. The purpose of the study was to look at the quality of housing in the community. A total of 89, randomly selected, households were interviewed.

This summary provides key highlights of the Dawson City housing study. The study looks at dwelling adequacy, dwelling affordability, dwelling suitability, access to home ownership, as well as seniors and elders needs. It also compares Dawson City with the Yukon.

DWELLING ADEQUACY – KEY HIGHLIGHTS

The study looks at *dwelling adequacy*, which refers to:

- the energy efficiency of the dwelling;
- the state of repair of the dwelling;
- the presence or absence of basic facilities in the dwelling;
- the need for health and safety considerations in the dwelling including running water, electricity, heat, and smoke alarms; and
- the desire of the occupants to improve the dwelling.

ENERGY EFFICIENCY

Just over 22 percent of Dawson City households pay over $2 per square foot to heat their homes (page 10)[1]. Newer homes have lower heating costs (page 13). A number of factors come into play when considering energy costs including the type of window pane, the thickness of walls, and the kind of heating system. Energy related repair needs in Dawson City are 21 percent versus 14 percent for the Yukon (page 20).

STATE OF REPAIR

Thirty-eight percent of all dwellings in Dawson City require major repairs compared with 33 percent in the Yukon (page 23). Just over 24 percent of Dawson City households require major repairs to wall, foundations, floors, ceilings, roof or exterior siding (page 25), while 24 percent of dwellings require minor repairs (page 28). Minor repairs include such things as windows, insulation and foundation repairs (page 29). The state of household repair needed in Dawson City is generally higher than Yukon wide results.

BASIC FACILITIES

Eleven percent of the Dawson City dwellings lack basic amenities such as hot and cold water, toilet, sink, bath and electricity (page 31). The Yukon wide results show 4 percent of dwellings lacking basic facilities (page 31).

HEALTH AND SAFETY DEFICIENCIES

Thirty-eight percent of Dawson City dwellings have health and safety deficiencies (page 33). These deficiencies may range from not having a kitchen exhaust system to not having adequate sewage disposal. For example, 10 percent of dwellings do not have working smoke alarms (page 34). Health and safety deficiency results are higher in Dawson City then the Yukon as a whole.

[1] The page numbers identified throughout this summary refer to the data in the Dawson City Community Housing Study.

DESIRED IMPROVEMENTS

Respondents stated they would like to make improvements including remodeling a kitchen to major structural repairs. Almost 8 percent of respondents would like to remodel their kitchen (page 40). Another 11.2 percent would like to do major repairs to the dwelling's structure (page 40).

DWELLING AFFORDABILITY - KEY HIGHLIGHTS

The study looks at *dwelling affordability*, which refers to:

- whether the occupants pay 30 percent of their gross income for shelter costs.

AFFORDABILITY PROBLEM

Fifty-six percent of Dawson City respondents do not have an affordability problem (page 42) compared with 58 percent of Yukon respondents (page 42). Dawson City and Yukon results are similar.

DWELLING SUITABILITY – KEY HIGHLIGHTS

The study looks at *dwelling suitability*, which refers to:

- the number of bedrooms in the dwelling; and
- the ease of access for the disabled and elderly.

CROWDING

Seven percent of Dawson City households do not have enough bedrooms (page 44). This compares with 6 percent for the Yukon (page 44).

ACCESSIBILITY FOR DISABLED AND ELDERLY

Almost 8 percent of Dawson City households have one disabled person (page 47). These households are generally equipped with accessibility features such as ramps and wheelchair access. However, items such as handrails and grab bars are needed in 28.6 percent of Dawson City households (page 49). This compares with 11.9 percent in the Yukon (page 49).

ACCESS TO HOME OWNERSHIP – KEY HIGHLIGHTS

The study looks at *access to home ownership* in terms of:

- reasons for renting.

RENTING

There are many reasons why people choose to rent rather than buy their own homes. In the study, renters' responses range from "there is a lack of desirable housing in the community" to "they are only staying in the community for a short period of time." However, one of the main reasons given in Dawson City for not purchasing a home is that it is cheaper to rent (page 51). Thirteen percent say the need for a down payment prevents them from purchasing a home (page 51). This compares with 32 percent in the Yukon (page 51).

SENIORS AND ELDERS NEEDS - KEY HIGHLIGHTS

The study looks at the *needs of seniors and elders* in terms of:

- dwelling suitability.

DWELLING SUITABILITY

Senior households make up 17 percent of Dawson City households (page 53). Data regarding affordability shows 13.1 percent of seniors have a possible affordability problem (page 56). Mobility problems are an issue for 20 percent of households (page 58).

COMMUNITY HOUSING STUDIES METHODOLOGY

BACKGROUND

In 1986, national census data was released that indicated the need for improved housing quality in Yukon. That data suggested that housing quality in the territory was among the lowest in Canada. Since then, the Yukon Housing Corporation has strengthened existing programs and created new programs to assist Yukoners to improve the quality of their housing.

The Yukon Housing Corporation wishes to continue its effort to help Yukoners improve their housing. In order to do that, the Yukon Housing Corporation requires good quality information to determine if its programs are helping to improve housing in the Yukon, and to possibly refocus the Yukon Housing Corporation's policies, programs and services to meet the needs identified by Yukoners.

STUDY DESIGN

In an effort to get up-to-date information on housing conditions and the housing needs of Yukoners, the Yukon Housing Corporation designed and managed a housing data collection project that consisted of a series of community housing surveys completed throughout the Yukon. These surveys were carefully designed to obtain answers to the Yukon Housing Corporation's critical policy questions. These policy questions can be grouped into three general standards of housing quality. These standards are also used to assess housing quality throughout Canada. They are:

- *Dwelling Adequacy* (physical condition): refers to the presence or absence of basic health and safety features in the home, for example, running water, electricity, heat, smoke alarms are basic health and safety features.
- *Dwelling Affordability* (dwelling costs with respect to household income): refers to a measure of the ability of the occupants to pay for their housing. This includes an analysis of the affordability of home ownership as compared to home renting.
- *Dwelling Suitability* (factors such as crowding and accessibility): refers to the appropriateness of the dwelling for the current occupants. For example, is the home accessible for its occupants, or are there enough bedrooms. This section included a special analysis of seniors' and elders' needs.

Each of these three housing quality standards contains sub-themes. For example, the first one, *Dwelling Adequacy,* is comprised of the following:

- Energy Efficiency,
- State of Repair,
- Presence or Absence of Basic Facilities,
- Health and Safety Items, and

- Desirable Improvements

The information provided in the responses to the community housing surveys allows the Yukon Housing Corporation to determine the quality of dwellings in each community.

This housing quality indicator report provides a summary of the responses to the questions in the community housing survey. It also provides information on a Yukon wide basis to allow the reader to compare housing conditions in your community with those in the Yukon in general.

PROCESS

The Yukon Housing Corporation contracted with the Northern Research Institute to complete the door-to-door surveying. The Northern Research Institute recruited and trained the surveyors, and administered the survey.

Community Housing Surveys were completed for the communities of Beaver Creek, Burwash Landing, Carcross, Carmacks, Dawson City, Destruction Bay, Haines Junction, Marsh Lake, Mayo, Ross River, Teslin, Watson Lake, and Whitehorse.

In each of the 13 communities surveyed, the local government, and the relevant First Nation government were informed of, and included in the process. Their assistance was critical to our success in obtaining excellent quality housing data in these studies. In return, Yukon Housing Corporation committed to providing this report on housing quality to these communities.

The Northern Research Institute hired interviewers from each community with the exception of one community where no local people applied for the positions. In every case, the local government and the relevant First Nation government office were contacted in advance of the survey. In many communities, Yukon Housing Corporation and Northern Research Institute staff met with officials from those offices to review the surveying process in the community and to provide information to those concerned.

SAMPLE DESIGN AND SAMPLE SIZE

The Yukon Housing Corporation and the Northern Research Institute physically mapped all occupied dwellings in each of the communities that were surveyed. From this "population" of dwellings, we randomly sampled a specific number of households to interview. For each community, Yukon Housing Corporation determined the correct number of households to survey in such a way as to make the quality of the data the same in each community. As a result, in each community, the data is statistically accurate within 10 percent, 19 times out of 20. In Dawson City, 89 households were surveyed out of an estimated 802 dwellings.

TIME OF DATA COLLECTION

The surveying was done in Dawson City in October 1999.

DATA QUALITY

A random sample survey was completed for each community. Of the approximately 11,700 households in the Yukon, 2,138 households were surveyed through this process. In each community, this survey yielded very high quality, statistically valid data. The confidence interval of the data is 95 percent; the margin of error is 10 percent [2].

USEFULNESS OF DATA

The housing data is stored in a database that will allow us to look at the data in a variety of ways in order to assess the housing conditions and needs of many different groups within the Yukon population. By analyzing the data in a variety of ways, the Yukon Housing Corporation will be able to make the best possible program and policy decisions to help Yukoners improve their housing.

The data will also provide communities and First Nations with a useful tool that will help them to make decisions about housing improvement priorities.

Data can be provided in more detailed breakdowns and cross-tabulations. It can also be provided in the form of customized report. For example, an energy report will be prepared.

CONFIDENTIALITY

Yukon Housing Corporation is obliged to protect the identities of individual respondents. In general, no information that is confidential under the provisions of the *Statistics Act* and the *Access to Information and Protection of Privacy Act* will be divulged.

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[2] When a sample survey is conducted, the results depend on who was selected to be in the survey. A different sample of people might yield different results. The amount of variability in the results obtained from different samples is called the sampling error. We can measure the sampling error by applying statistical formulas. This error can be reported in various ways, one of which is a confidence interval. A confidence interval is a range of likely values. When a sample survey is conducted, we can estimate the proportion of people with some characteristic. Often accompanying the point estimate, a 95 percent confidence interval is given. If you repeated the survey over and over, 95 percent of the time the result would be within the given range, which in this case, is 10 percent.

REPORT FORMAT

This report will consist of a series of pages of charts. Each page will focus on one specific housing topic. The top chart on each page will show the data for that topic from each community, and the bottom chart will show the corresponding Yukon wide data. The data is presented in this way to allow easy comparison of community data with that of the territory as a whole.

In many cases, the charts will show one factor against another factor. Please note, one factor alone is not completely predictive of another factor. In most cases, there are numerous factors that influence the end result.

In the report, a series of charts are presented. For example, energy costs are considered in the context of wall thickness versus energy costs per square foot; window type versus energy costs per square foot; and measures to control energy loss versus energy costs per square foot. These comparisons allow the reader to draw conclusions about the total effect of all of the factors regarding energy costs per square foot.

USE OF INFORMATION

Data is provided for information purposes only. Interpretation and use of data in decision making is the sole responsibility of the user.

1 DWELLING ADEQUACY

The following characteristics of dwellings were used as indicators of the adequacy of the dwelling:

- energy efficiency,
- state of repair,
- basic facilities, presence or absence,
- health and safety considerations, presence or absence of various features, and
- desirable improvements.

1.1 ENERGY EFFICIENCY

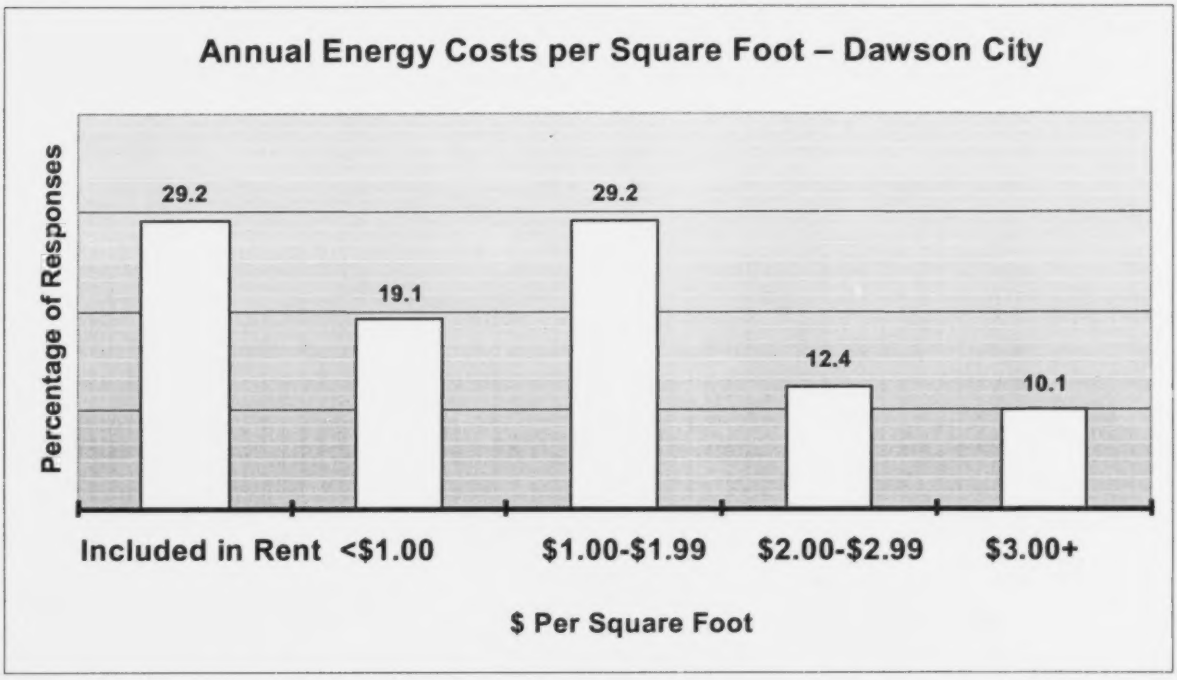
The following 12 sub-themes illustrate various factors related to the energy efficiency of dwellings in Dawson City and the Yukon:[3]

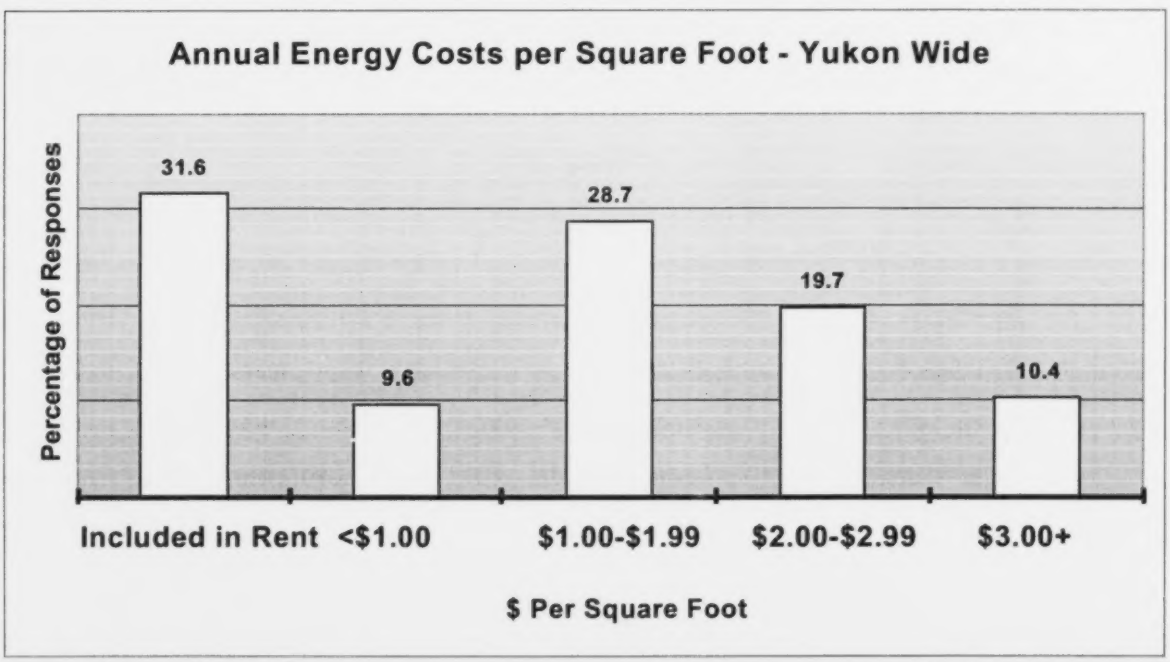
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING SIZE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING TYPE,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM,**
- ⇒ **ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES,**
- ⇒ **PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED.**

[3] ANNUAL ENERGY COST PER SQUARE FOOT: In calculating the energy cost per square foot, it should be noted that dwelling square footage includes the main floor and the second floor if applicable. It does not include the basement square footage even if the basement is heated. As well, the calculation of the annual energy cost includes the annual cost of heating fuel and the annual cost of electricity.

1.1.1 ANNUAL ENERGY COST PER SQUARE FOOT

These bar charts depict heating costs per square foot that households pay in Dawson City and in the Yukon.



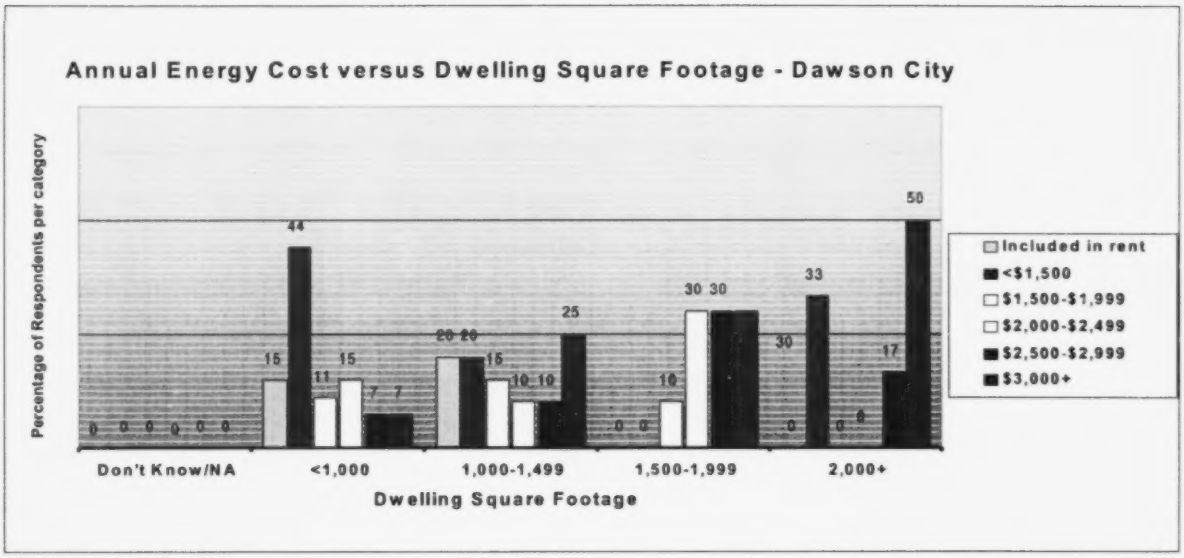


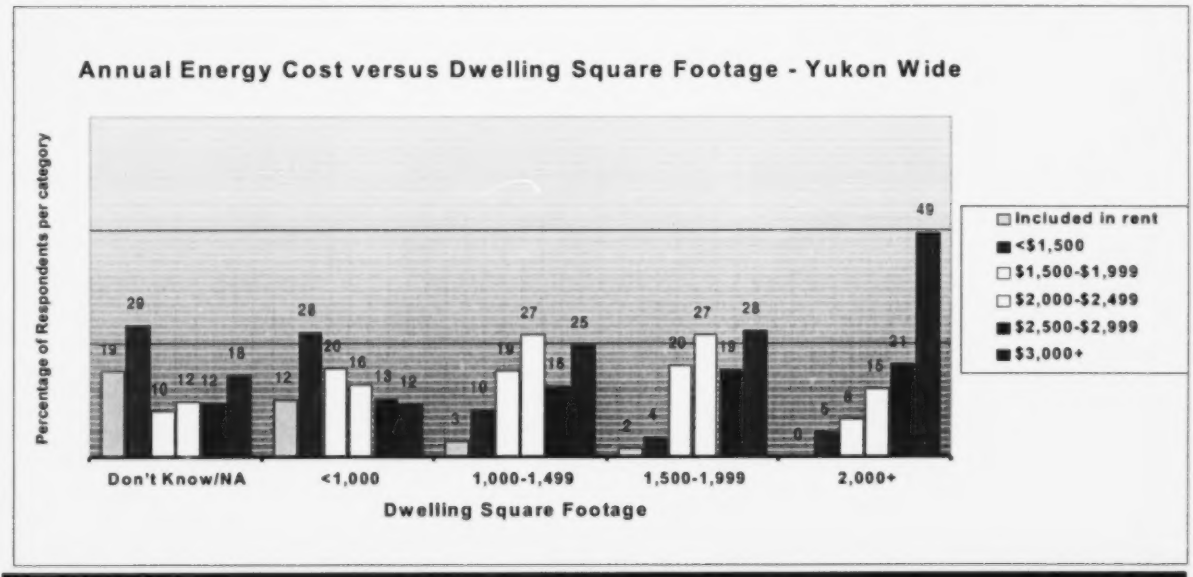
HIGHLIGHTS

- Energy costs per square foot in Dawson City households are very similar to those in the Yukon as a whole.
- Approximately 22 percent of Dawson City and 30 percent of Yukon households pay over $2 per square foot for heating energy.

1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.



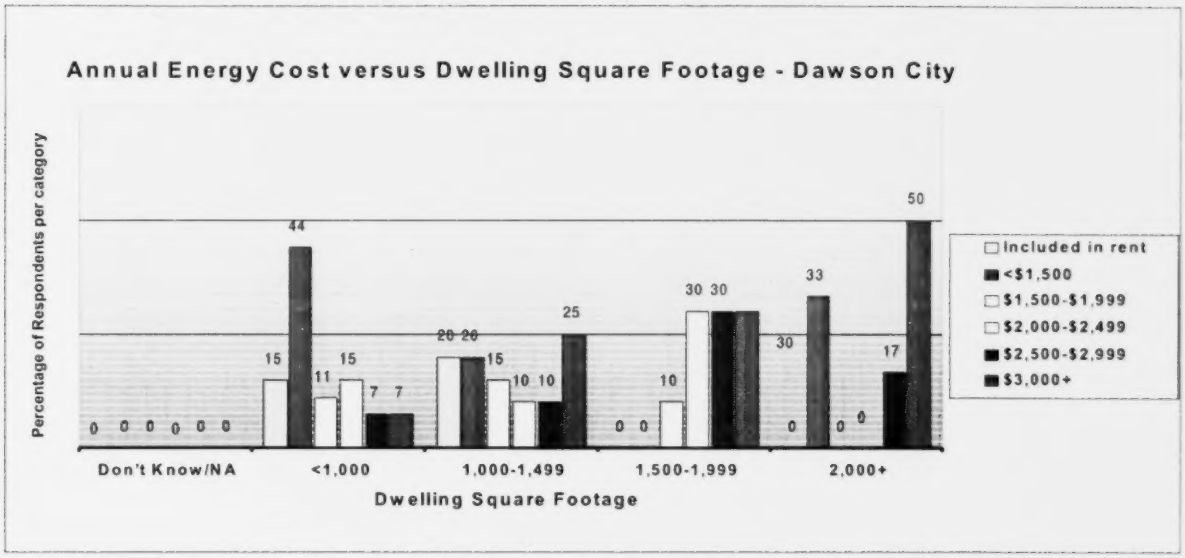


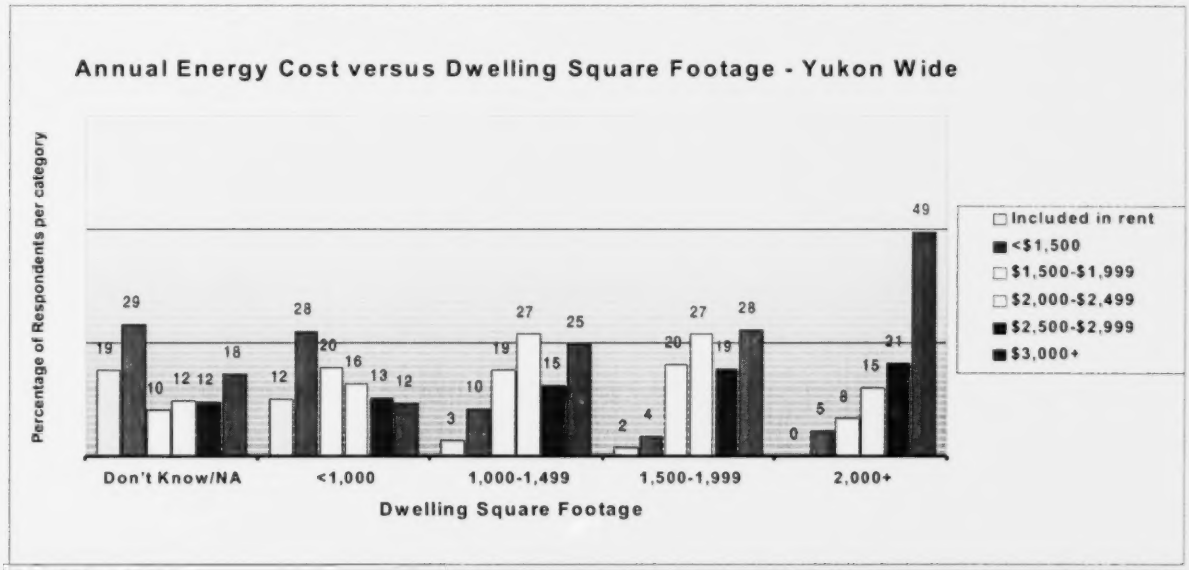
HIGHLIGHTS

- Dawson City numbers are very similar to Yukon wide numbers.
- Generally, heating bills rise with home size. There is one notable exception however. This graph shows that the percentage of homes greater than 2,000 square feet paying $1,500+ for their heating is actually lower than the corresponding percentage for homes between 1,500 and 2,000 square feet. It is possible that larger homes tend to be constructed with more attention to energy efficiency.
- The 100 percent in the "Don't Know" category represents in actual numbers one household.

1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.





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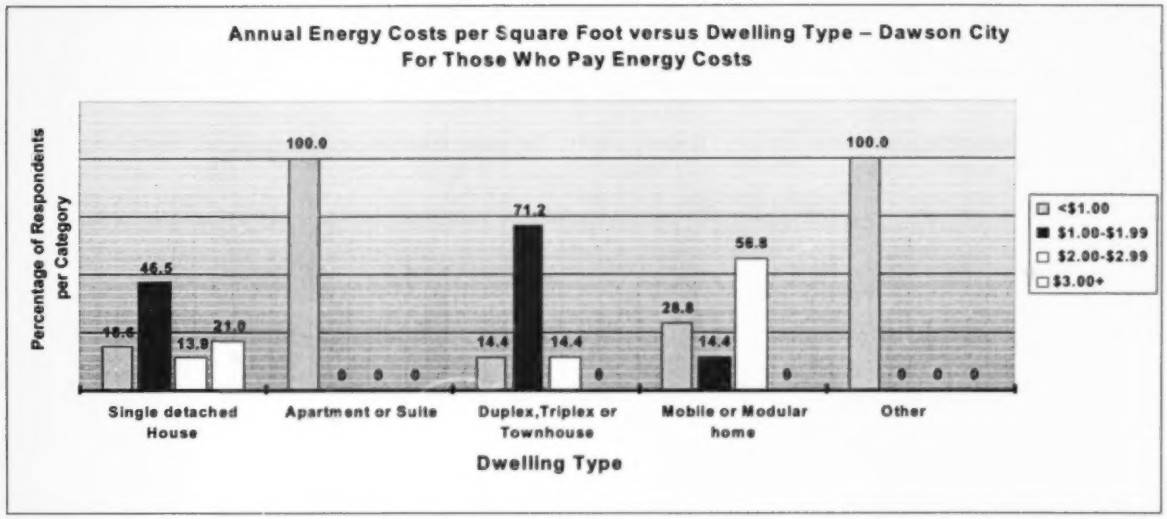
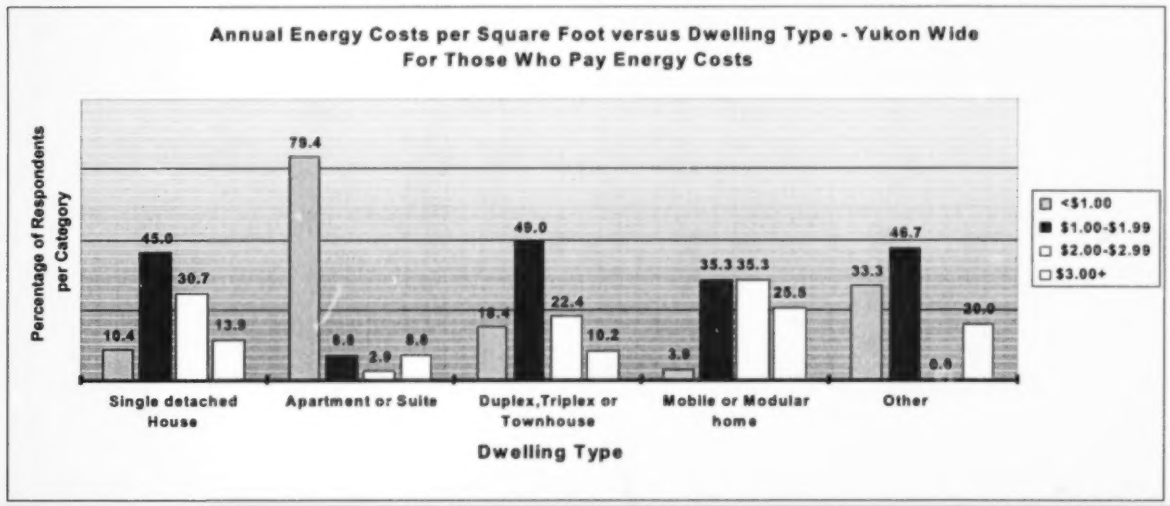
- The 100 percent in the "Don't Know" category represents in actual numbers one household.

1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.



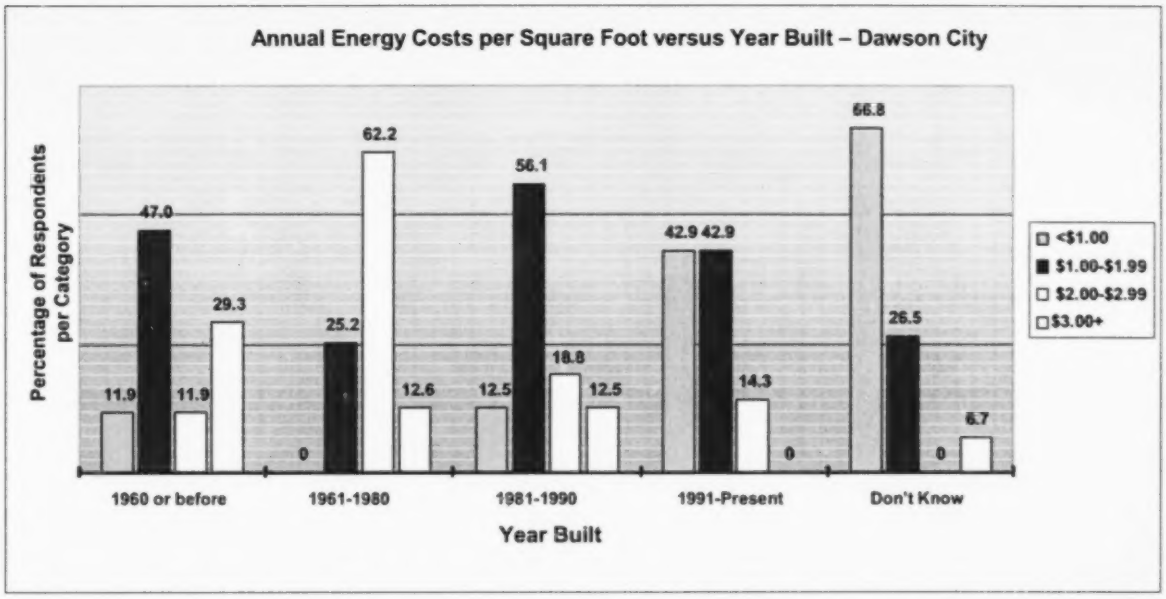


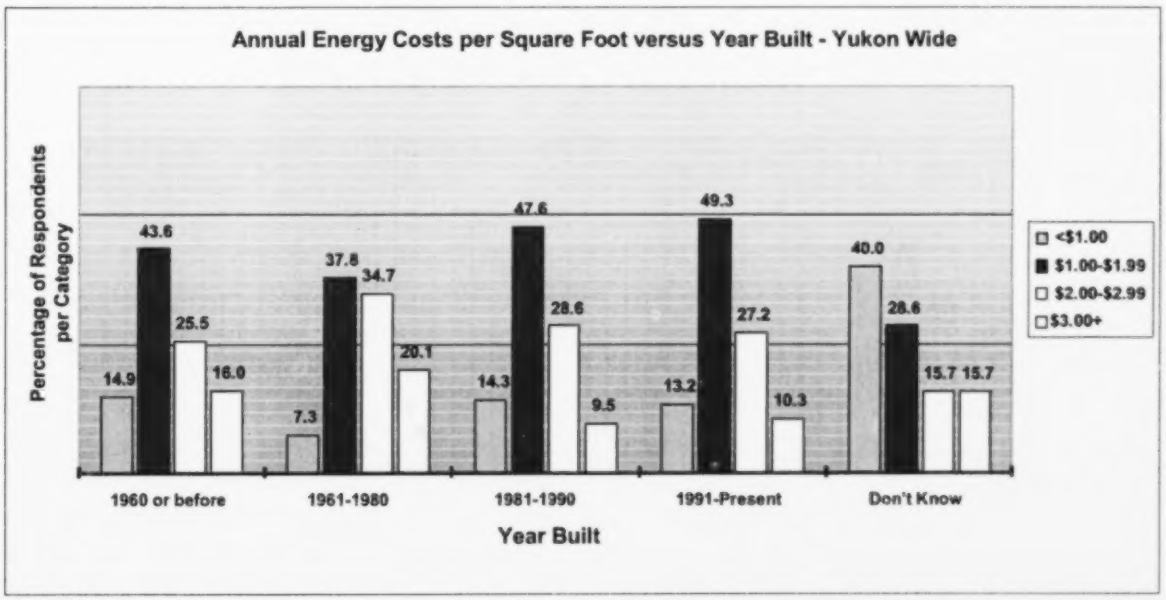
HIGHLIGHTS

- Dawson City results are very similar to Yukon wide results.
- For heating energy costs, mobile or modular homes, on a percentage basis, tend to be the most expensive per square foot.
- For heating energy costs, apartments or suites tend to be least expensive per square foot. 100 percent of them cost less than $1 per square foot to heat.
- 100 percent of households, falling into the category of apartment or suite, had heating costs less than $1. This represents in actual numbers approximately eight households.
- The "Other" category includes dwellings that do not fit into any other category, for example, a five-plex or a mobile home with additions.
- 100 percent of households, falling into the category of "Other," had heating costs less than $1. This represents in actual numbers one household.

1.1.4 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING

These bar charts show the relationship between annual energy costs per square foot for householders and the age of the dwelling.



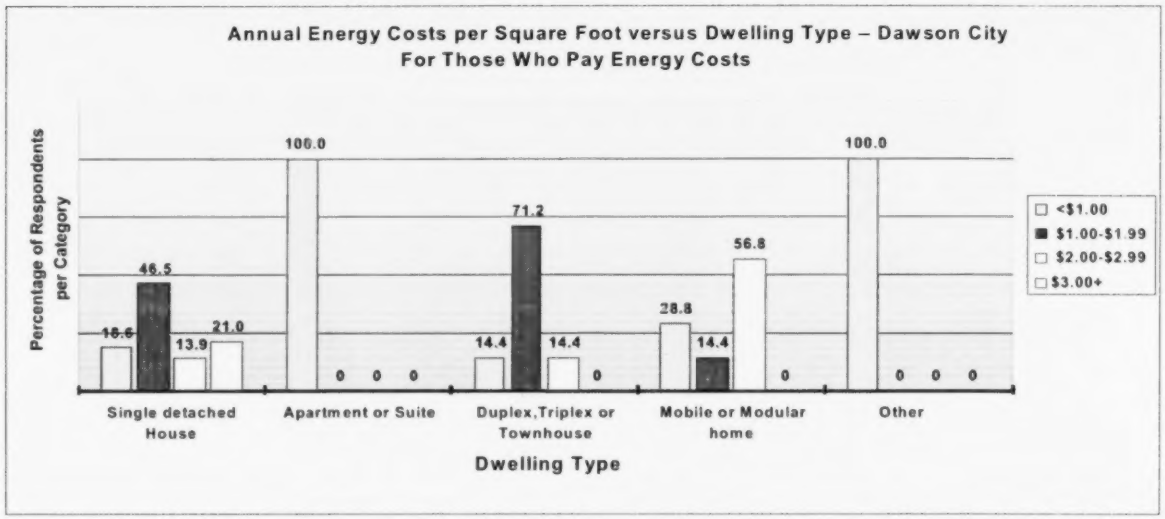


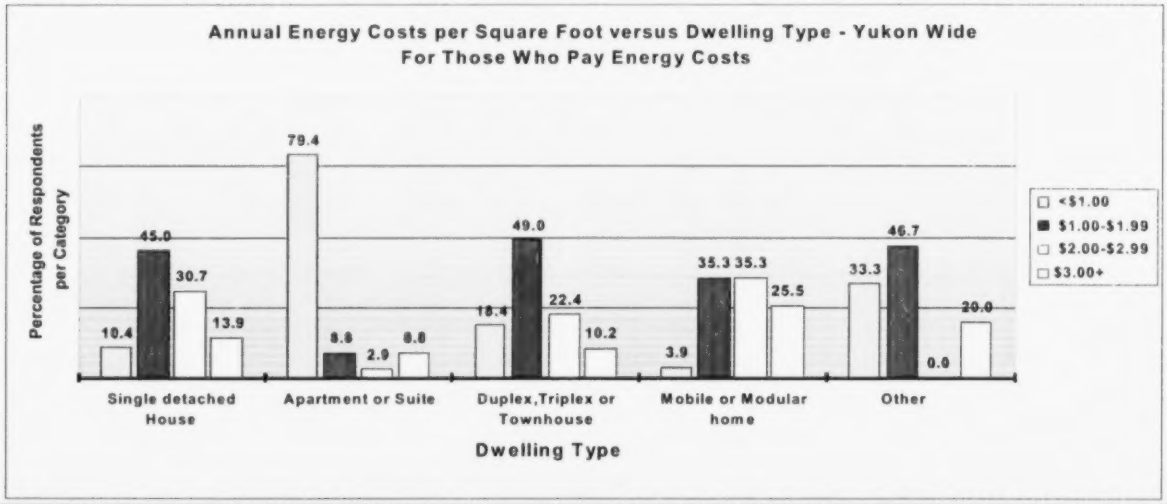
HIGHLIGHTS

- Dawson City results are very similar to Yukon wide results.
- A greater percentage of newer homes in Dawson City tend to have low heating energy costs.
- A lesser percentage of newer homes in Dawson City tend to have high heating energy costs.

1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.





HIGHLIGHTS

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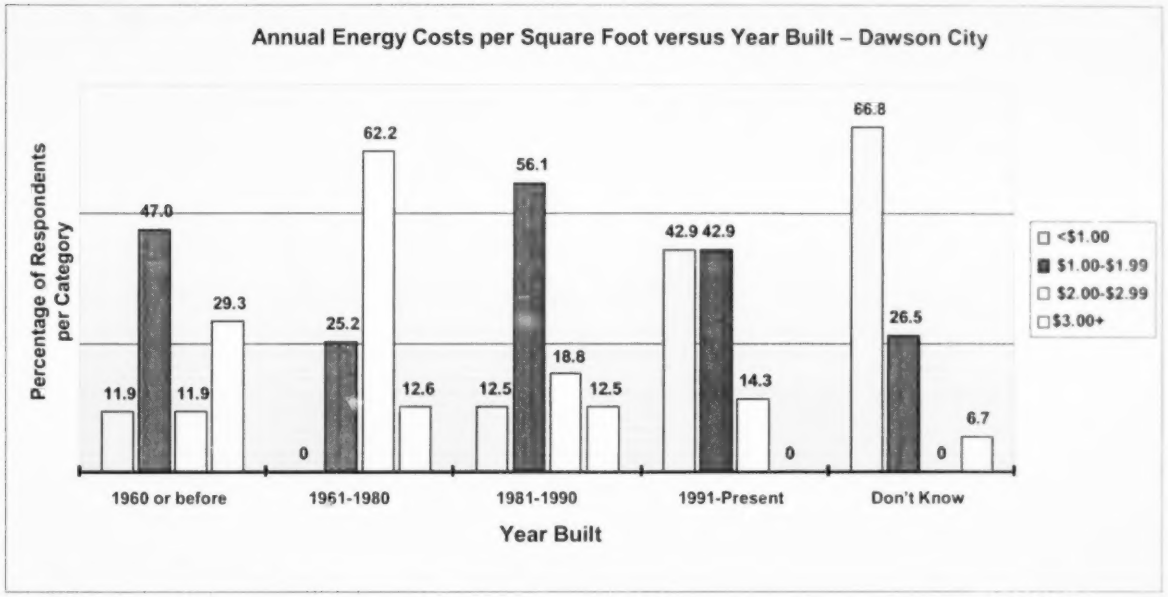

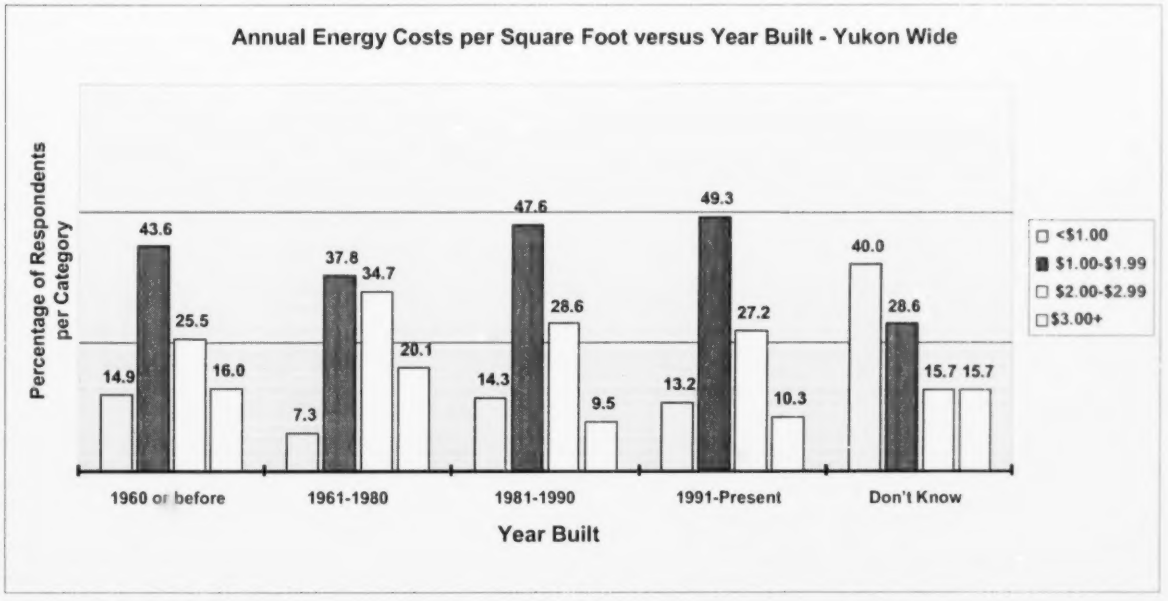

HIGHLIGHTS

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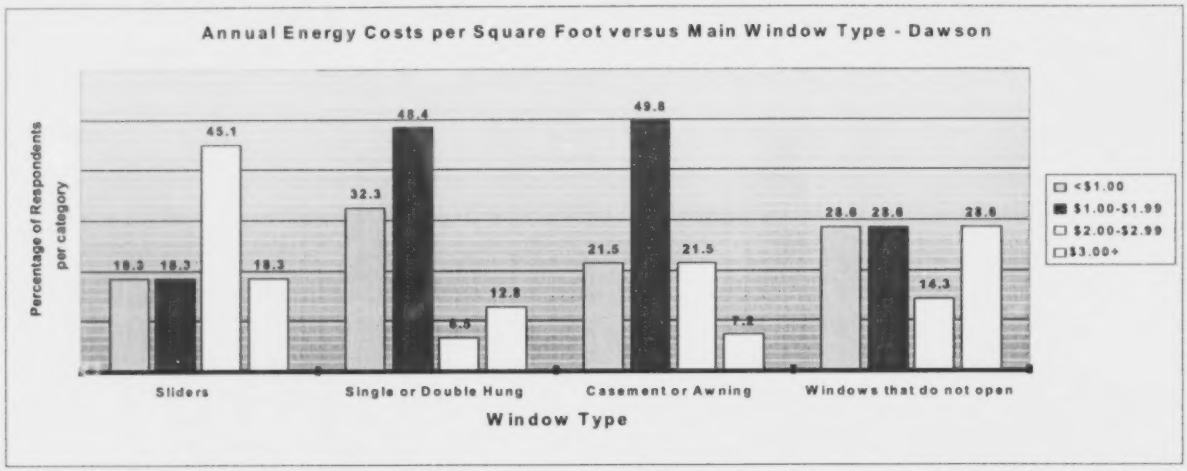
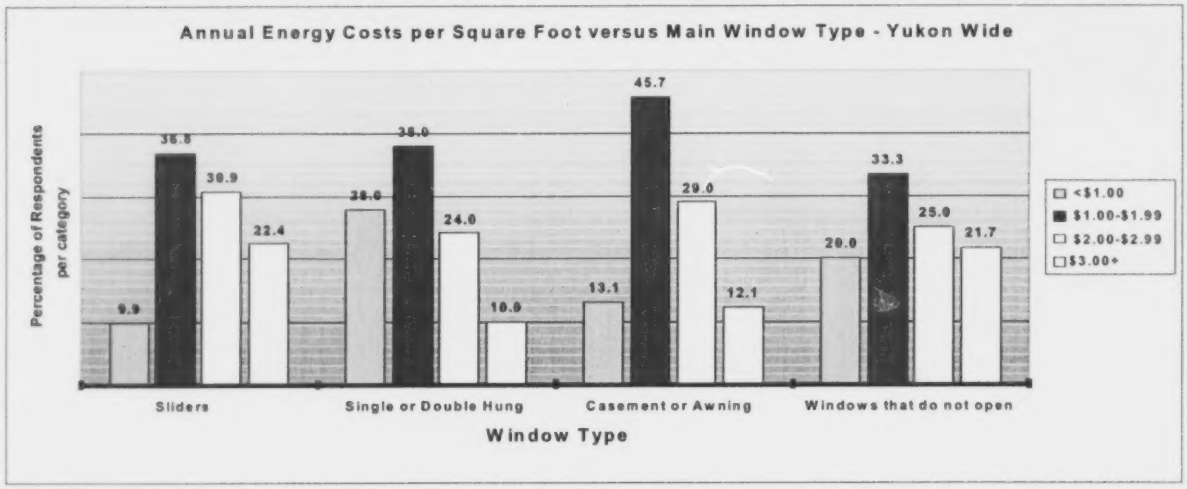
- A greater percentage of newer homes in Dawson City tend to have low heating energy costs.
- A lesser percentage of newer homes in Dawson City tend to have high heating energy costs.

1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window type.





Definitions:

Sliders – windows that slide horizontally,

Single Hung – Lower portion of window slides upwards,

Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and

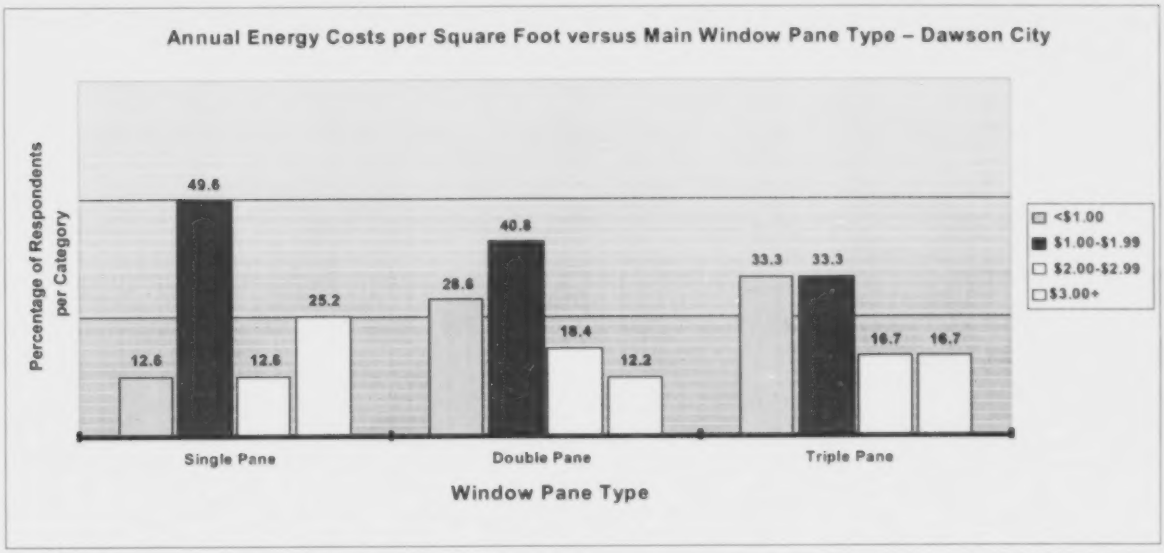
Casement – a portion of the window swings out horizontally or vertically.

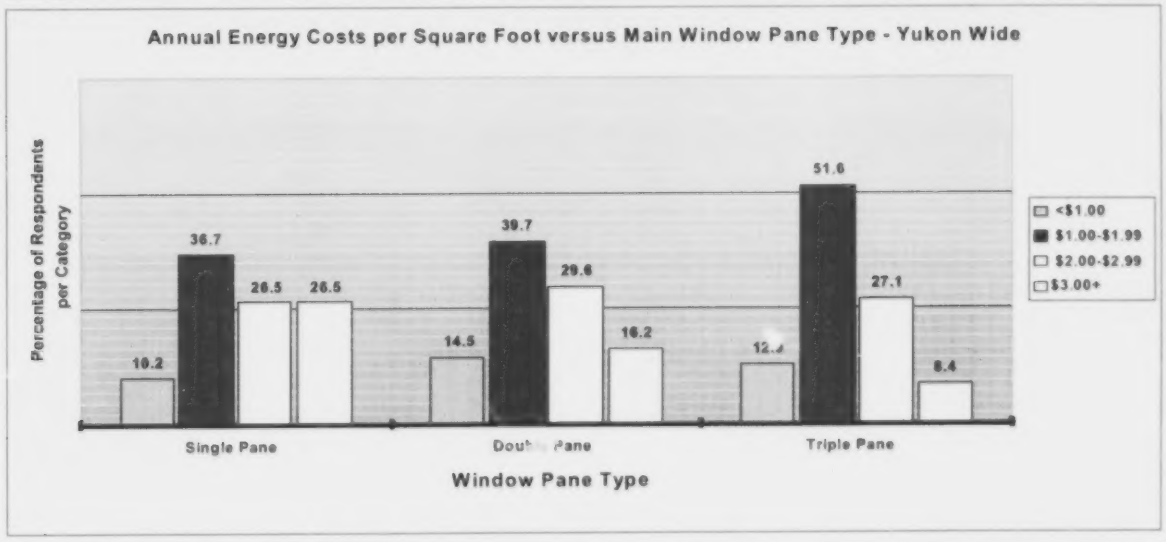
HIGHLIGHTS

- Dawson City results are similar to Yukon wide results.
- Slider windows seem to be associated with higher energy costs per square foot.
- There is a weak association of single or double hung windows with somewhat better energy efficiency. Casement or awning windows show a similar association with energy efficiency. Only 20 percent of dwellings with single or double hung windows have heating costs greater than $2 per square foot. Note that it is risky to identify a strong causal relationship between one factor and another. There are other factors such as levels and locations of insulation, and door types that have a significant impact here.

1.1.6 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window pane type.





HIGHLIGHTS

- Dawson City results are similar to Yukon wide results.
- Generally, increased numbers of windowpanes is associated with lower energy cost ranges.
- Almost 50 percent of houses with single pane windows have annual energy costs of between $1 to $1.99 per square foot while houses with triple pane windows have costs over $3 per square foot. There are other factors such as levels and locations of insulation, and door types that have a significant impact here.

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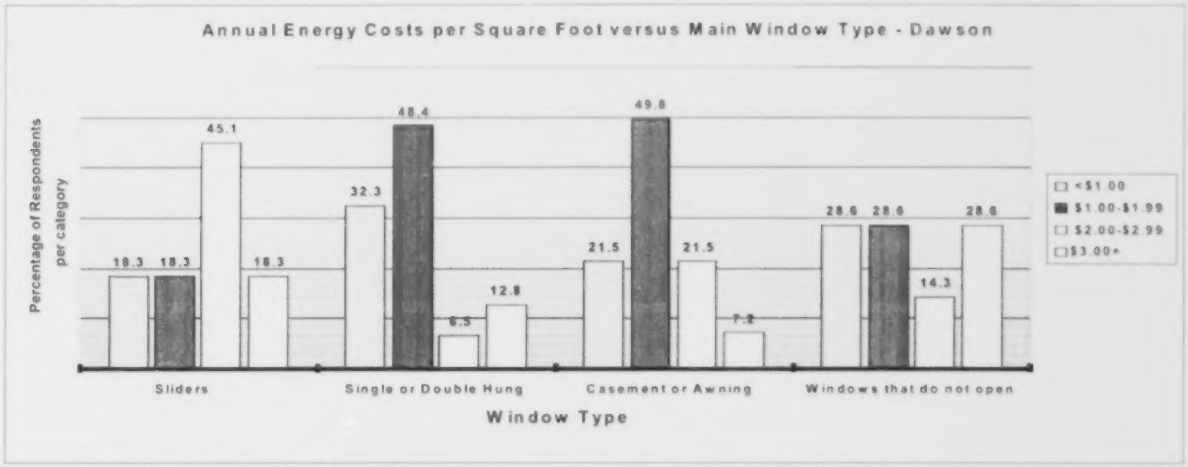

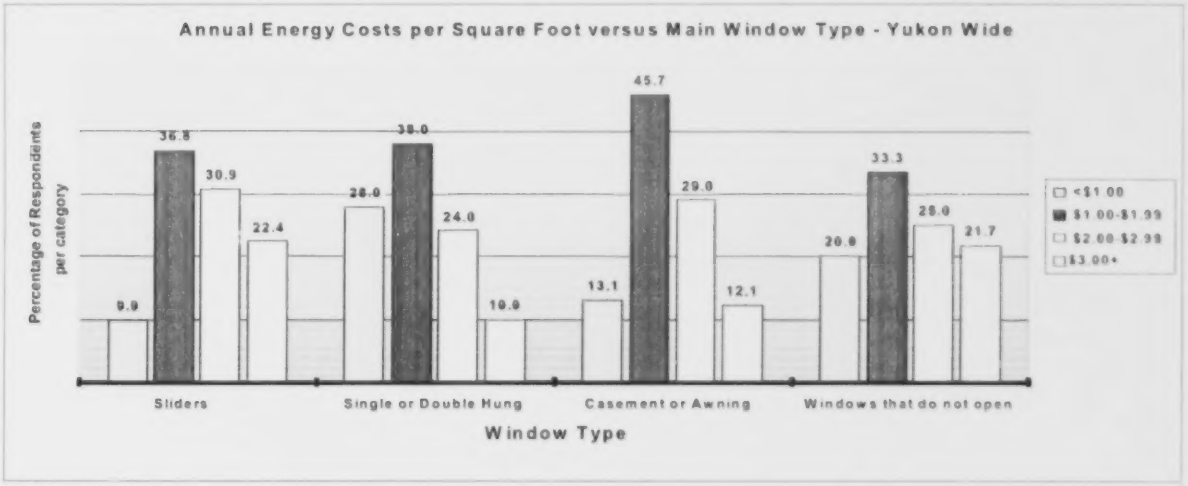

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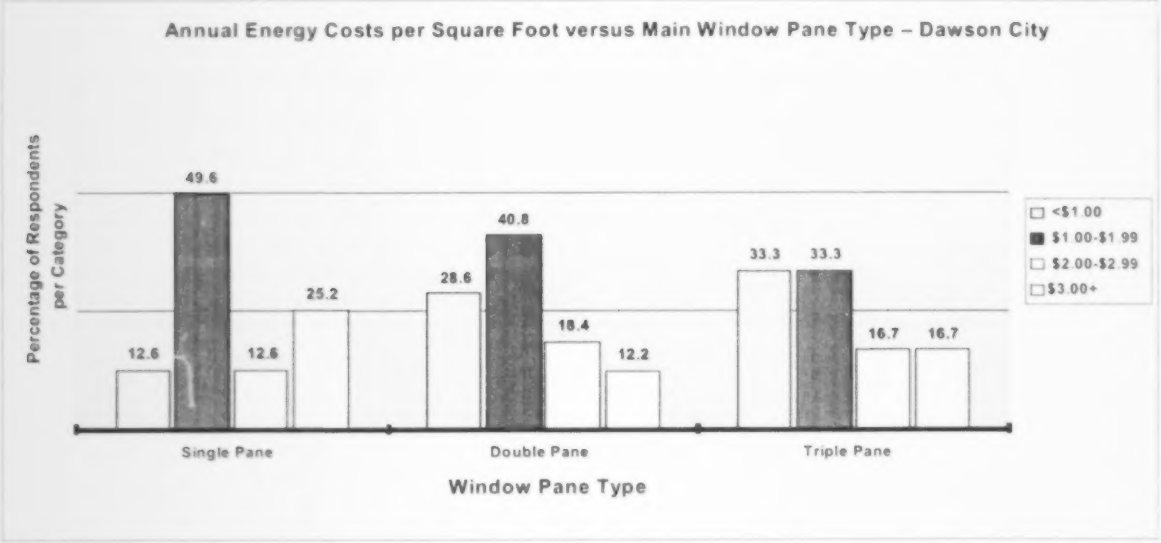

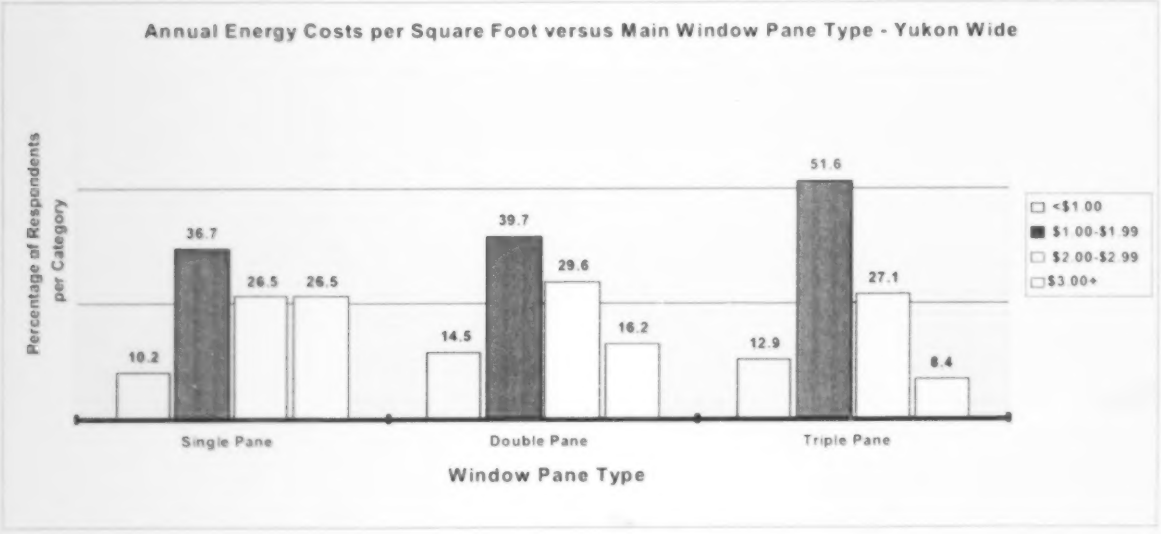

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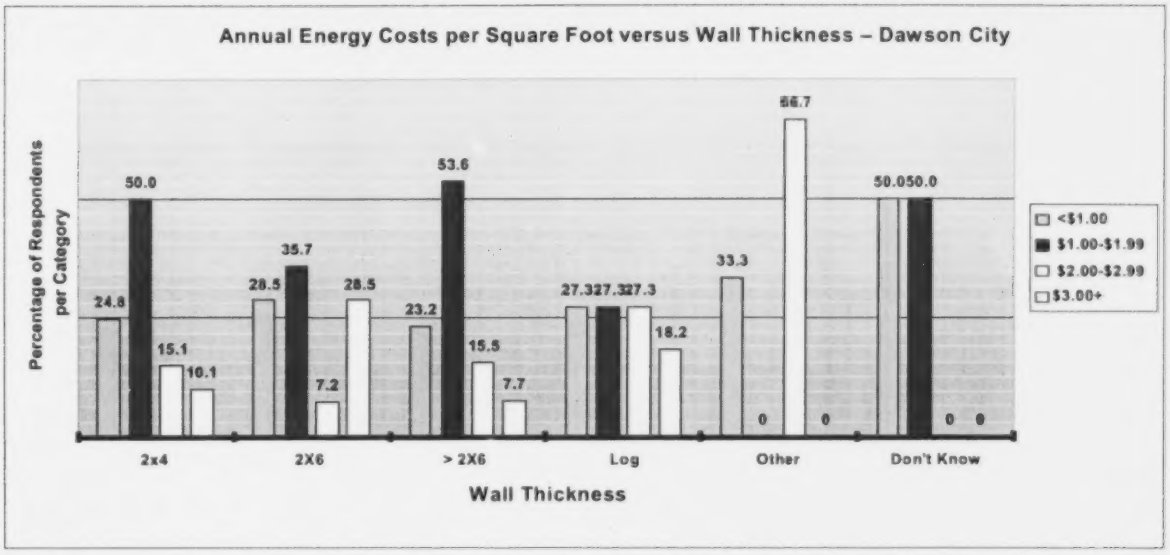
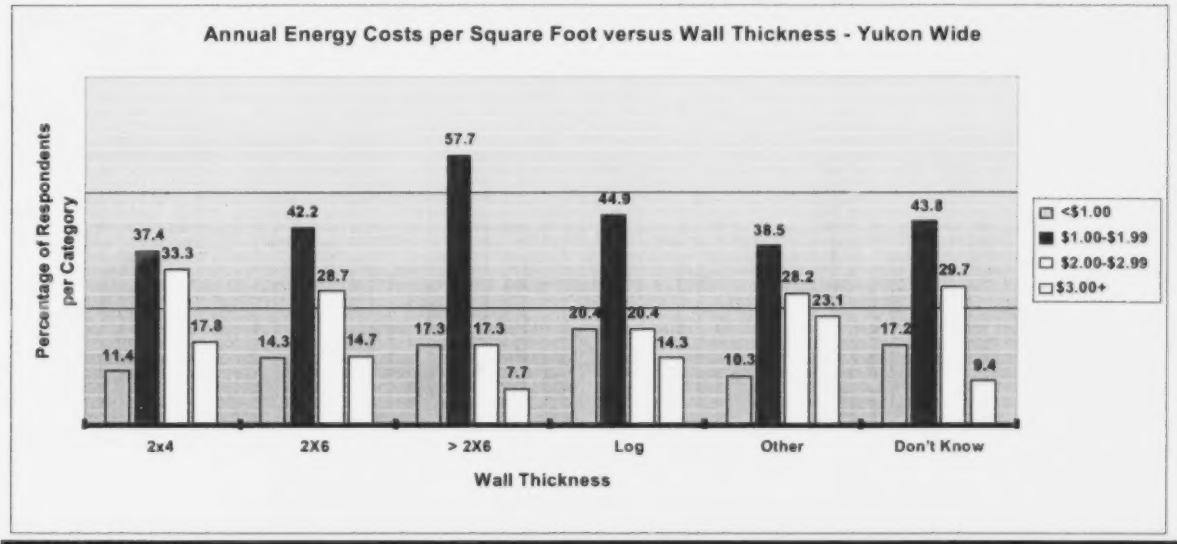
1.1.7 ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.



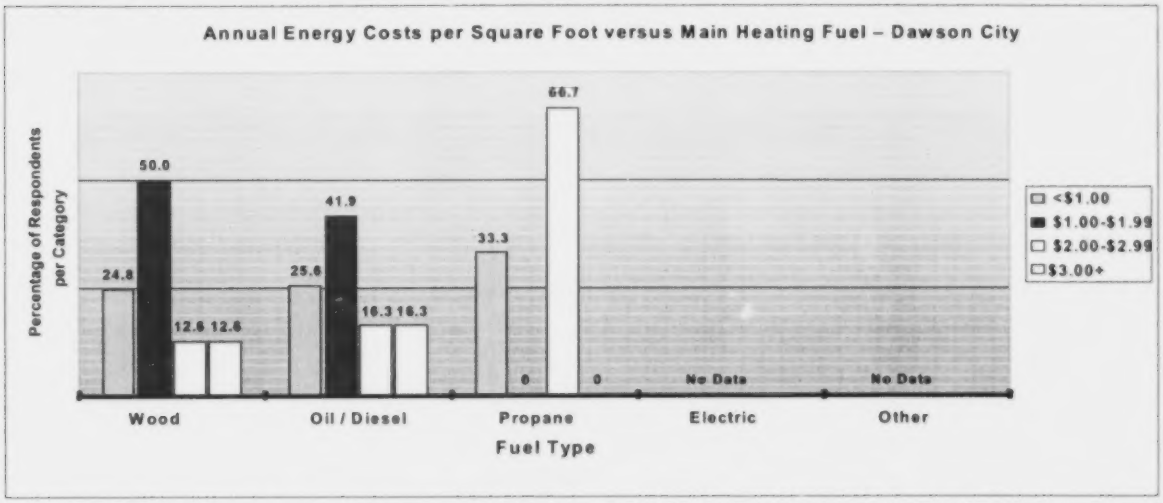


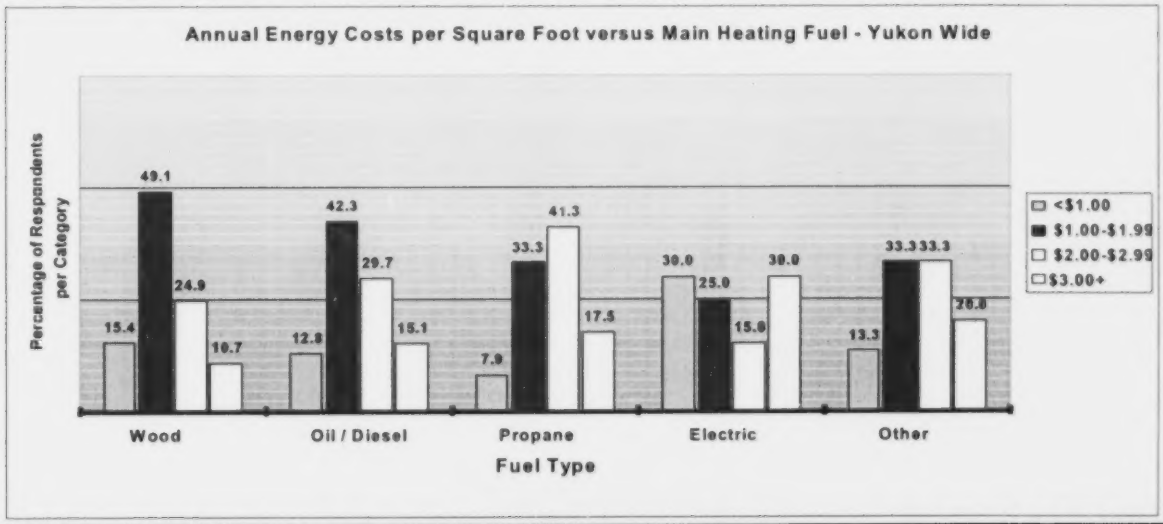
HIGHLIGHTS

- Dawson City results are similar to Yukon wide results.
- Generally, increased wall thickness is associated with the prevalence of lower energy cost ranges.
- Increasing wall thickness from 2X6 to ">2X6" has a significant lowering impact on energy costs.
- 35 percent of dwellings with 2X6 walls have heating costs over $2 per square foot, but only 23 percent of homes with walls thicker than 2X6 have heating costs this high.
- The "Other" category includes wall construction that does not fit into any other category, for example, 2X3 walls.

1.1.8 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating fuel.





HIGHLIGHTS

- Dawson City results are similar to Yukon wide results.
- Almost 13 percent of Wood heated dwellings have heating costs greater than $3 per square foot.
- Almost 16 percent of oil/diesel heated dwellings have heating costs greater than $3 per square foot.
- Almost 67 percent of propane heated dwellings have heating costs greater than $2 per square foot.
- It is very important to remember that factors other than the type of heating fuel have an impact on heating efficiency and costs.
- The "Other" category includes heating fuel that does not fit into any other category, for example, kerosene. "Other" also represents the use of more than one type of fuel in the dwelling. For example, the main fuel source may be oil, the second source may be wood. In this example, wood is included in the "Other" category.

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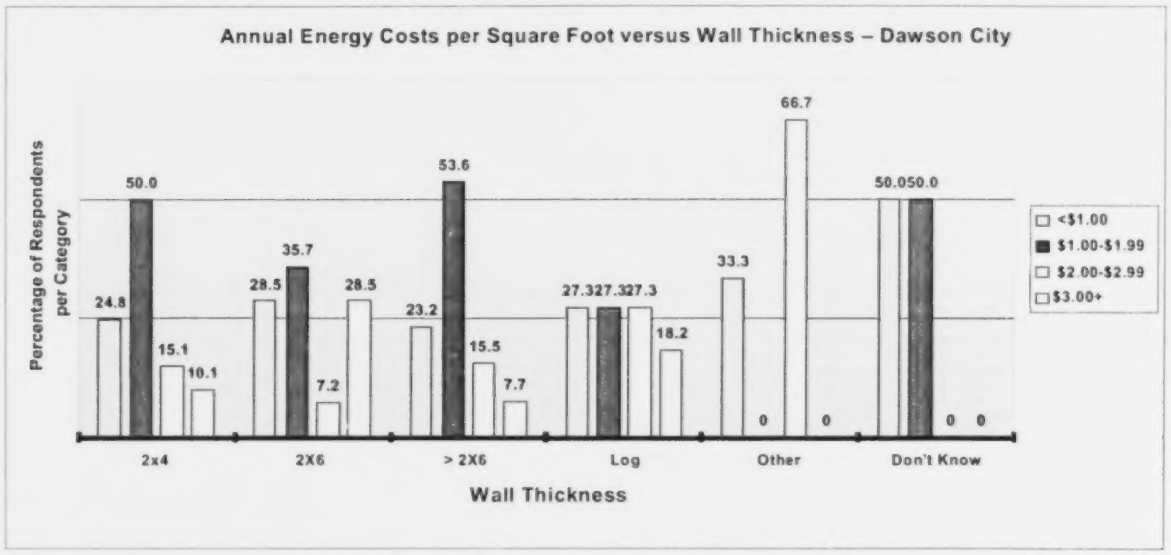
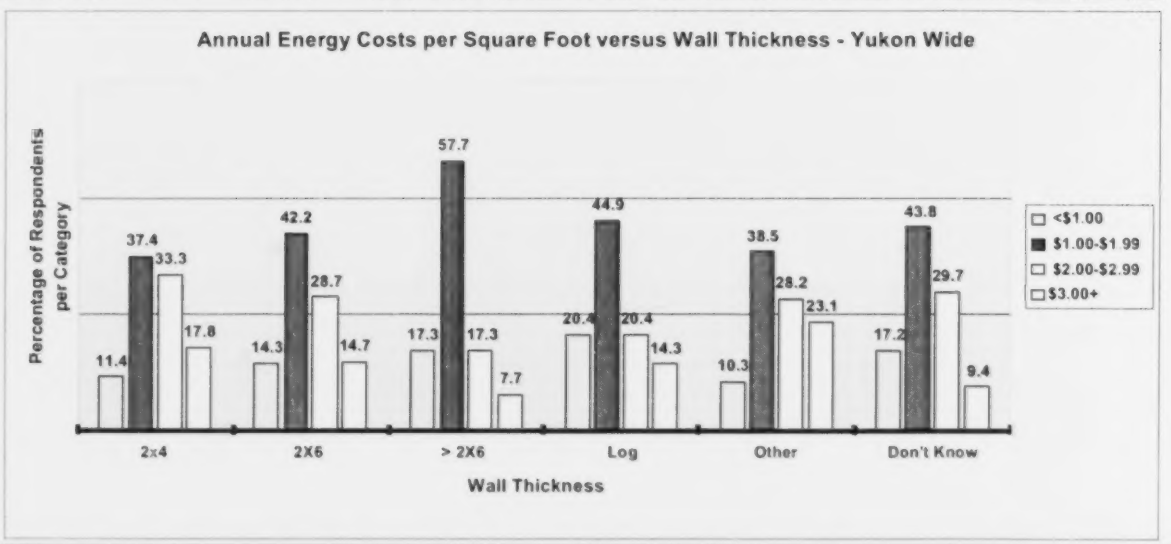
These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.





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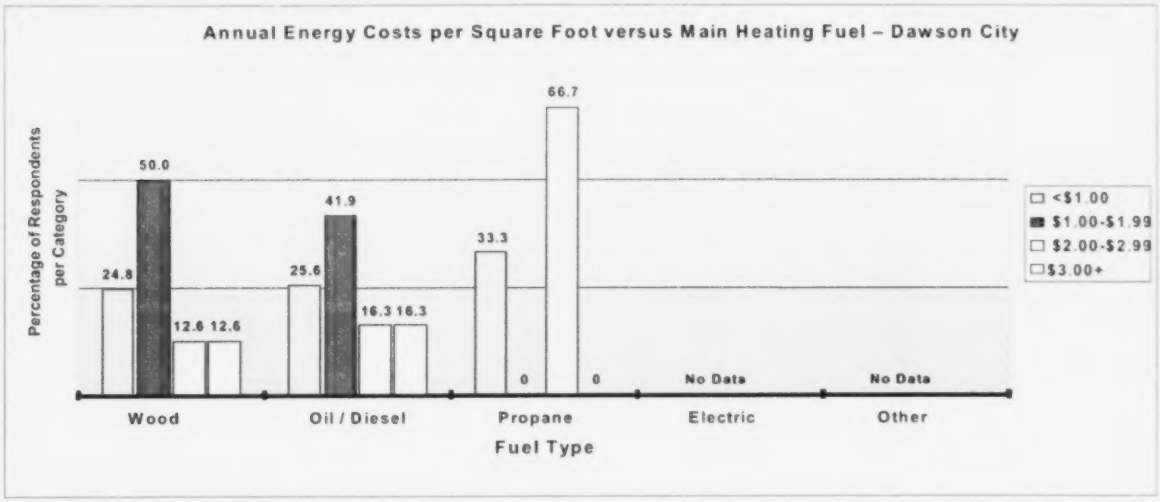

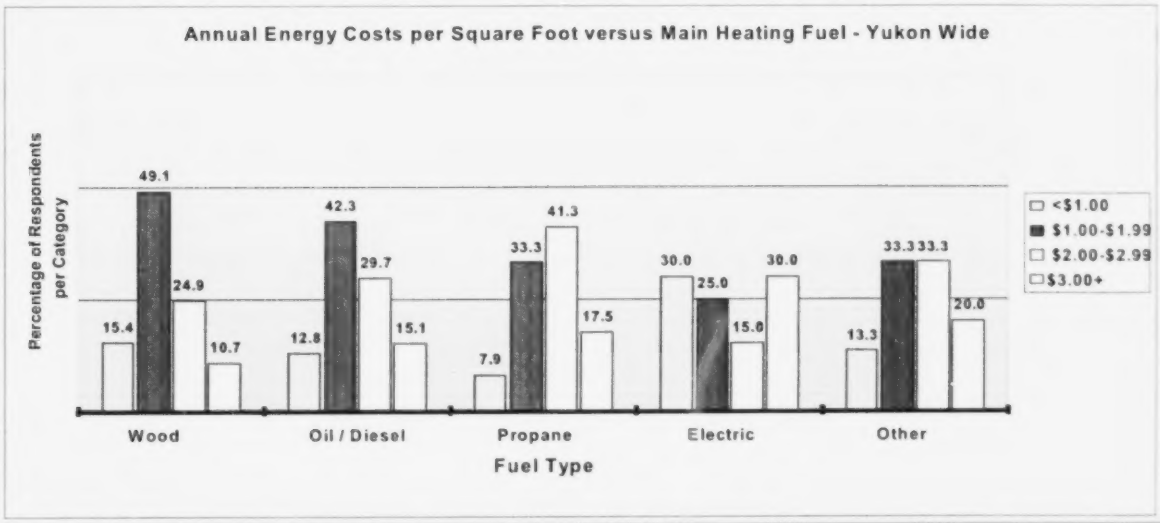

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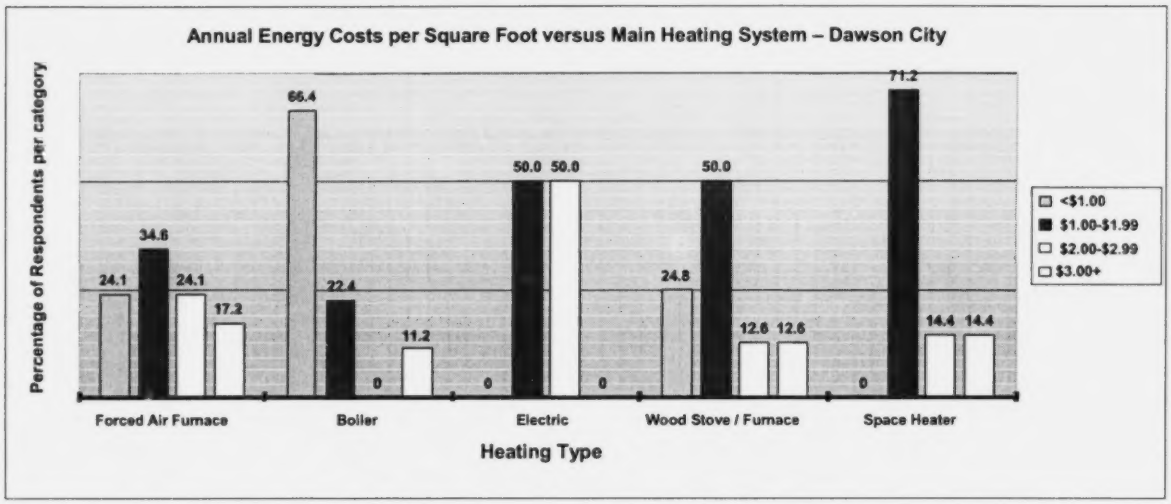
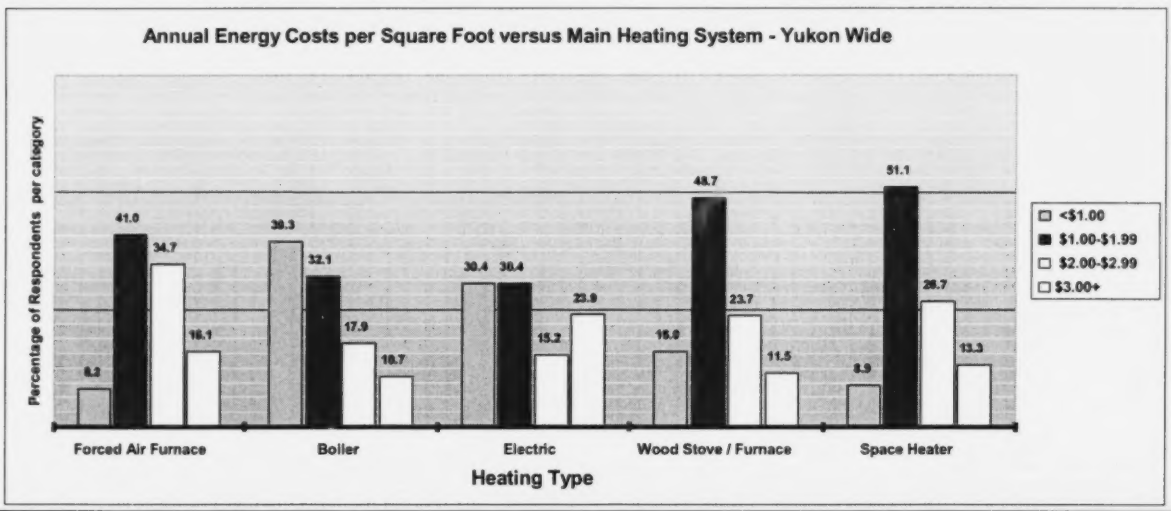
1.1.9 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating system.



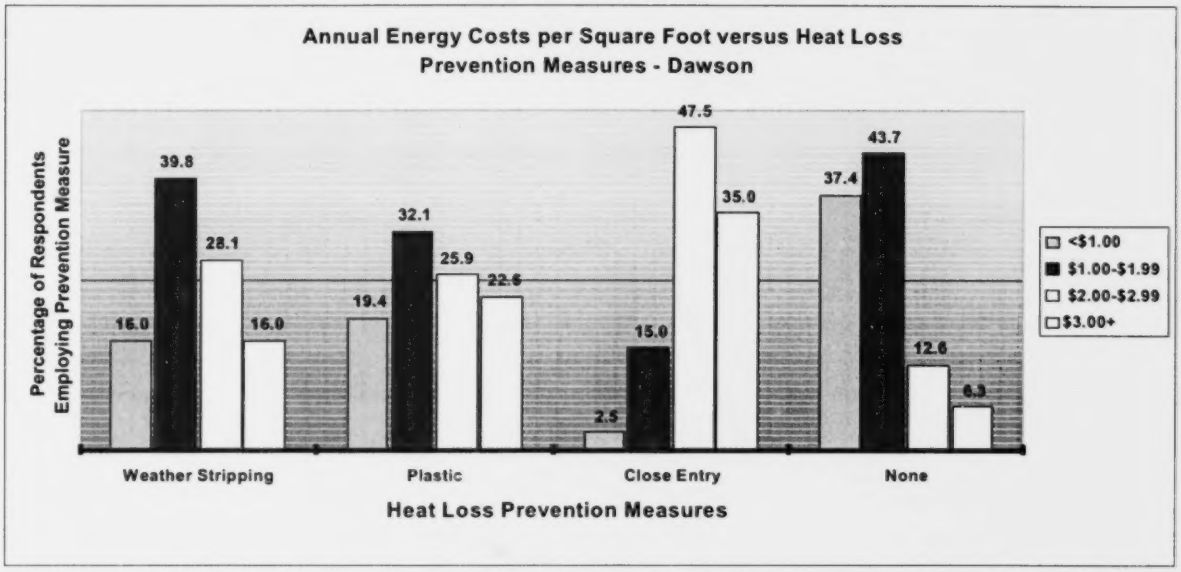


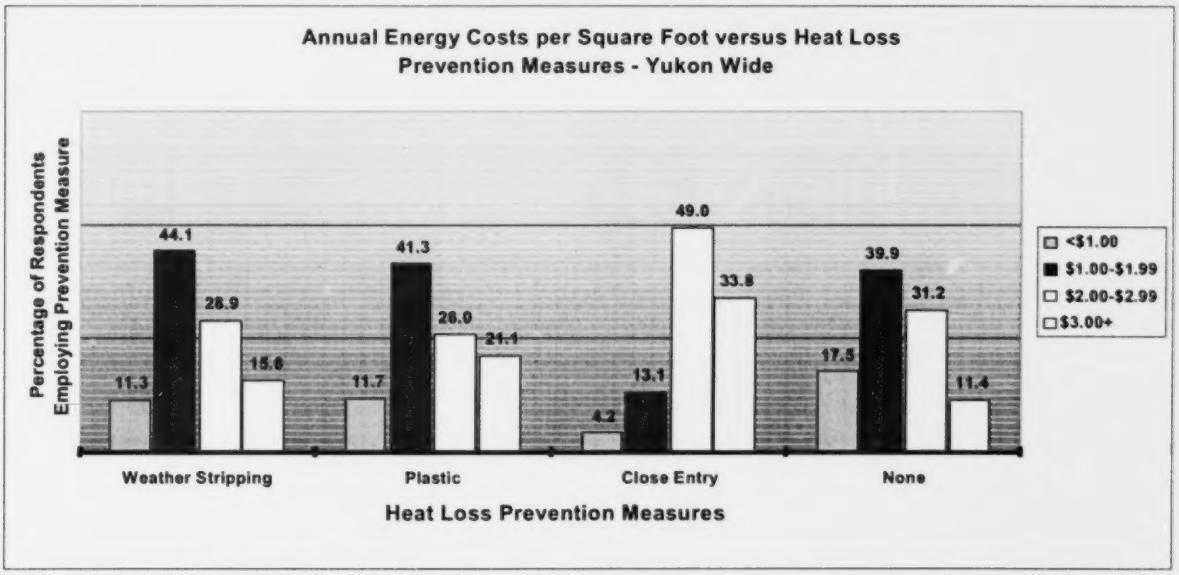
Highlights

- Of dwellings whose main heating system is a boiler, almost 89 percent have heating costs less than $2 per square foot.
- Of dwellings whose main heating system is a woodstove/furnace, 13 percent have heating costs greater than $3 per square foot, and 75 percent have heating costs less than $2 per square foot.
- Of dwellings whose main heating system is a forced-air furnace, 17 percent have heating costs greater than $3 per square foot and 59 percent have heating costs less than $2 per square foot.
- Of dwellings whose main heat system is electricity 50 percent of them have heating costs between $1 and $1.99 per square foot, and 50 percent of them have heating costs between $2 and $2.99 per square foot.

1.1.10 ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES

These bar charts show the relationship between annual energy costs per square foot for householders and measures taken to reduce heat loss.





HIGHLIGHTS

- Dawson City results are similar to Yukon wide results.
- Of households that close an entry as a heat loss prevention method, 83 percent have heating costs over $2 per square foot. Only about 3 percent of these households heat their homes for less than $1 per square foot.
- Of households that use no heat loss prevention methods, 81 percent have heating costs lower than $2 per square foot. Only 6 percent of these households pay more than $3 per square foot for heating.

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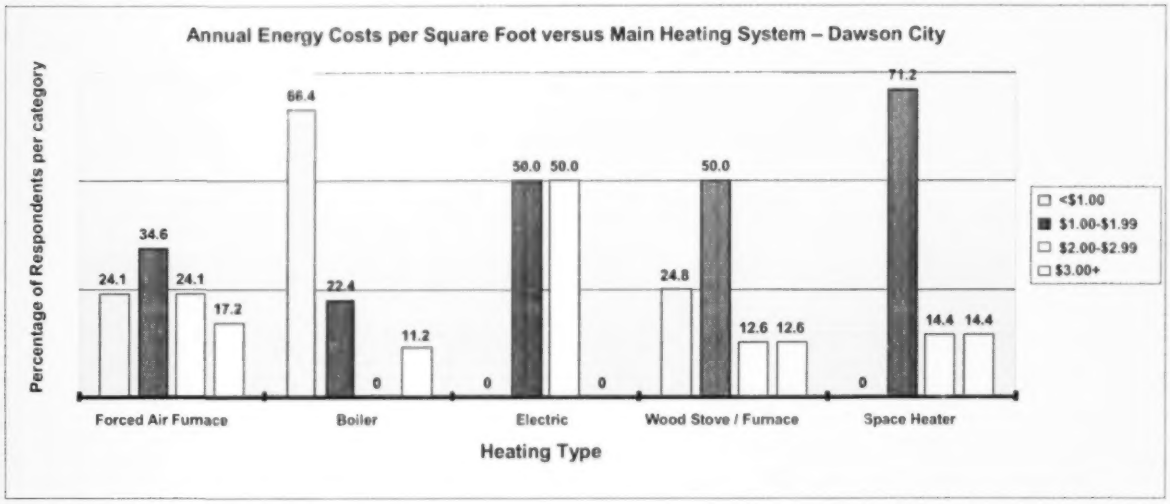
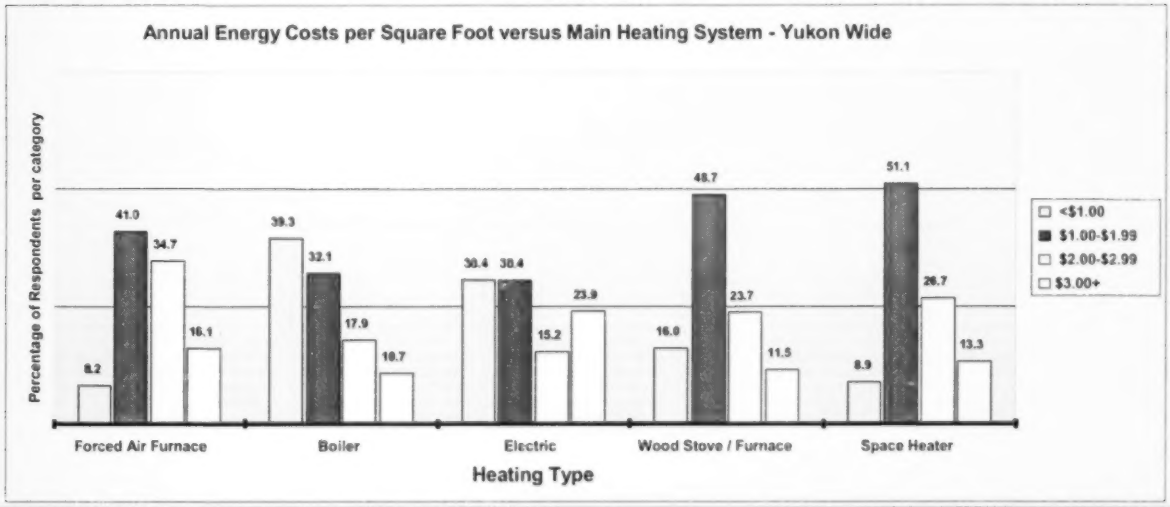
These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating system.





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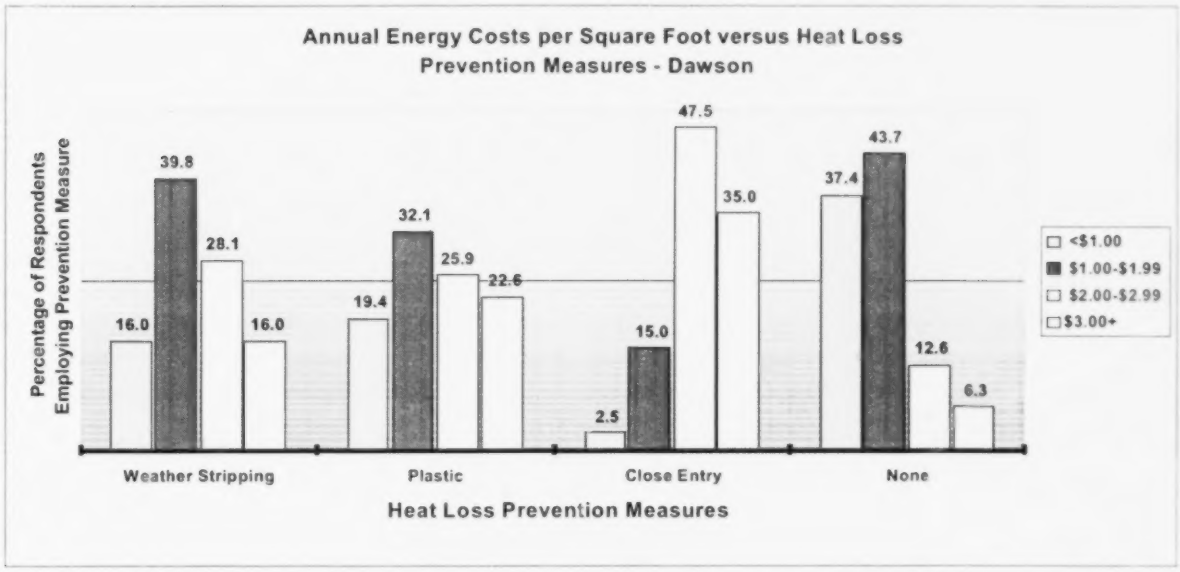

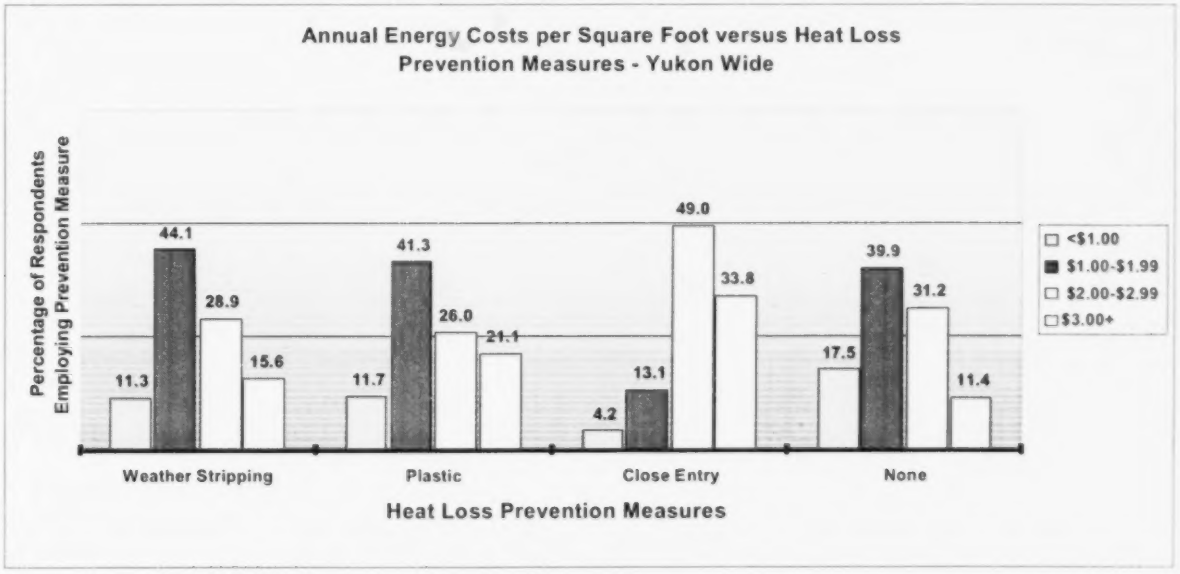

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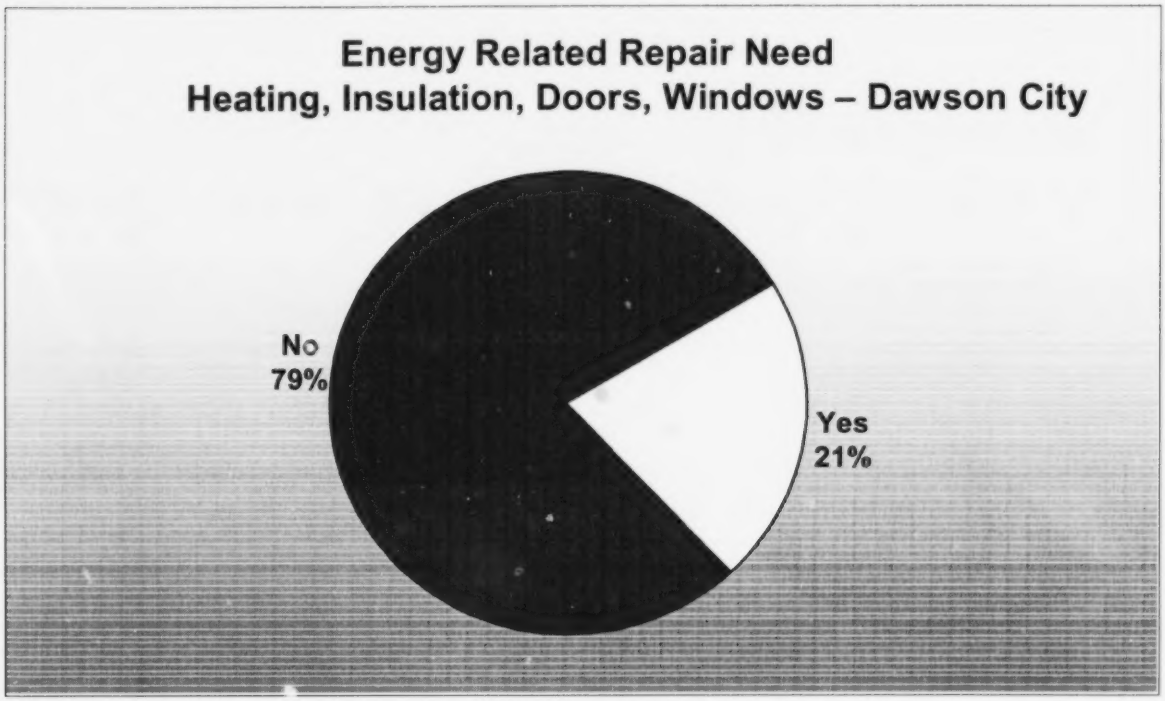
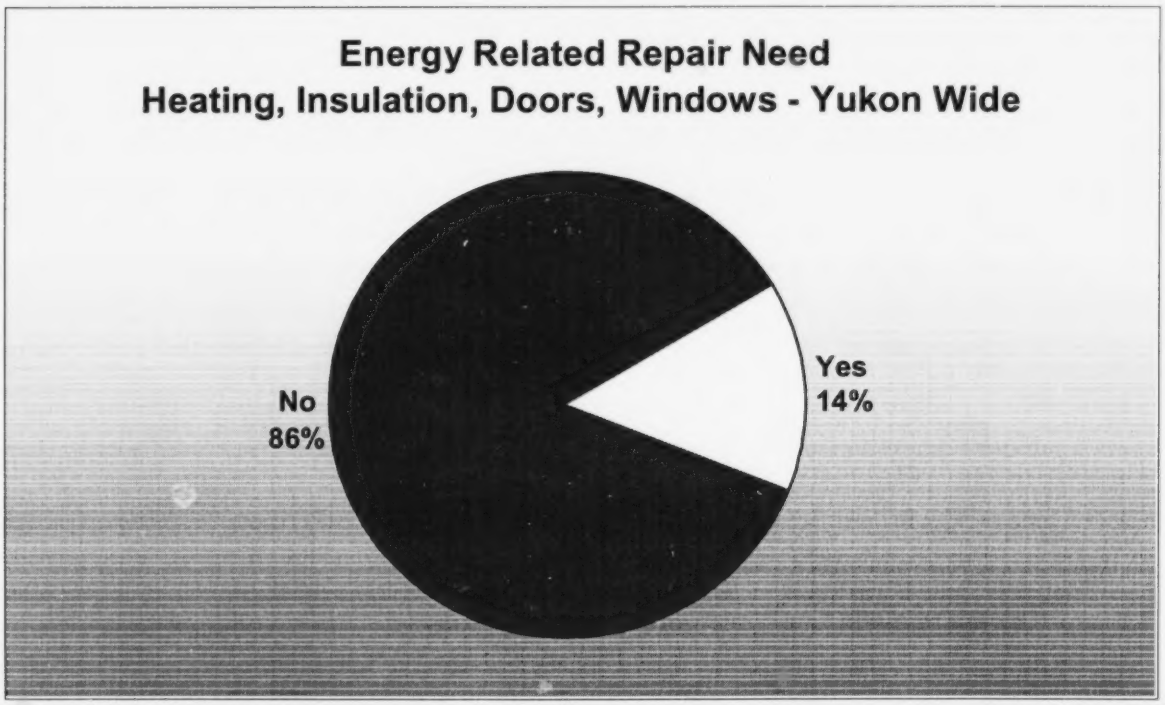
1.1.11 PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED

These pie charts show the percentage of dwellings requiring energy related repairs.



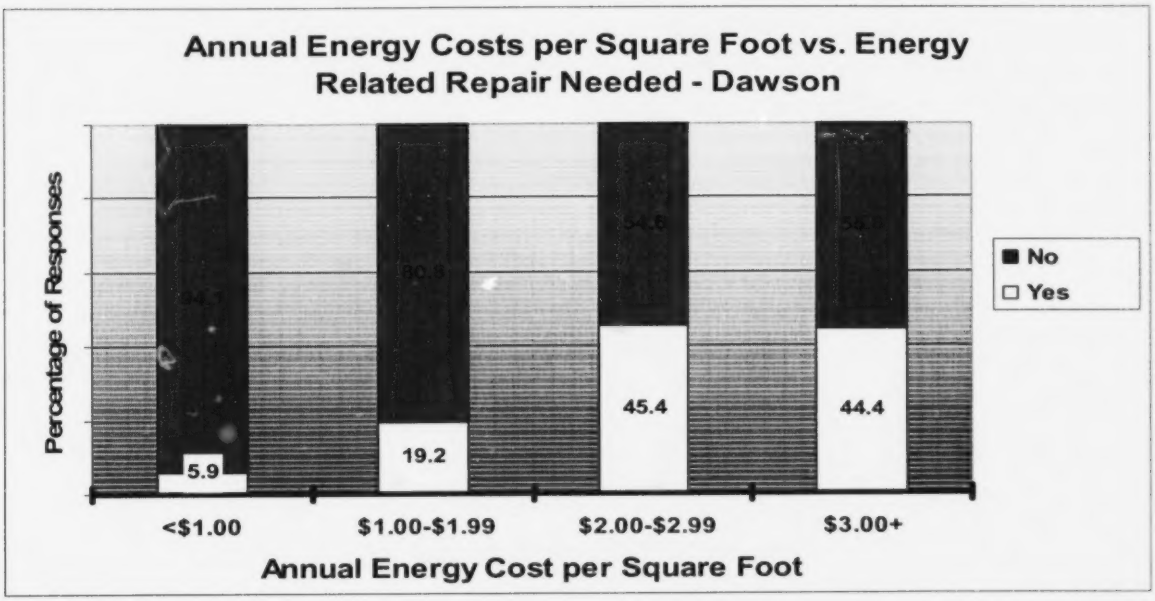


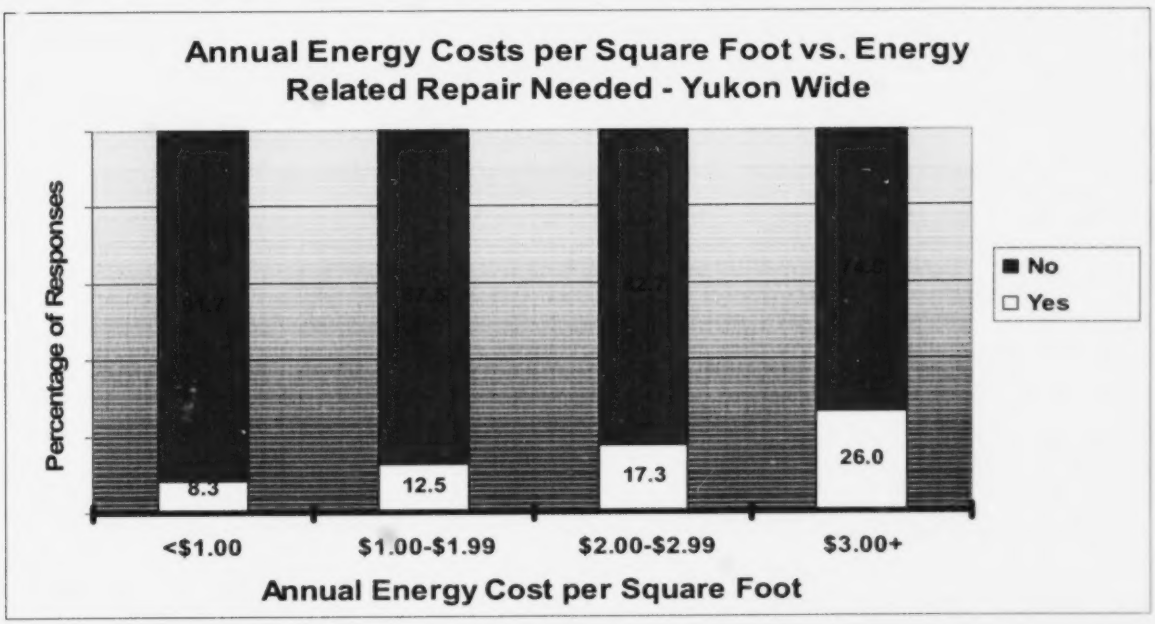
HIGHLIGHTS

- Dawson City results show more need, 21 percent of Dawson City dwellings versus 14 percent of all Yukon dwellings, for energy related repairs than the average Yukon household.

1.1.12 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED

These bar charts show the relationship between annual energy costs per square foot for householders and energy related repair needs.



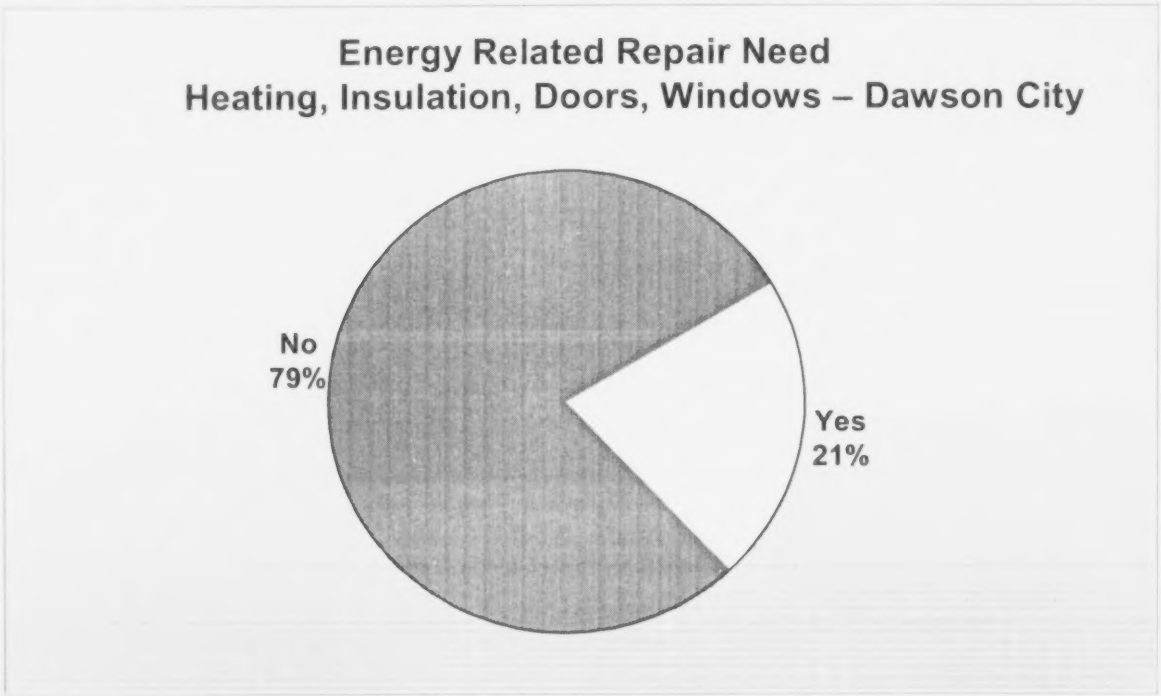


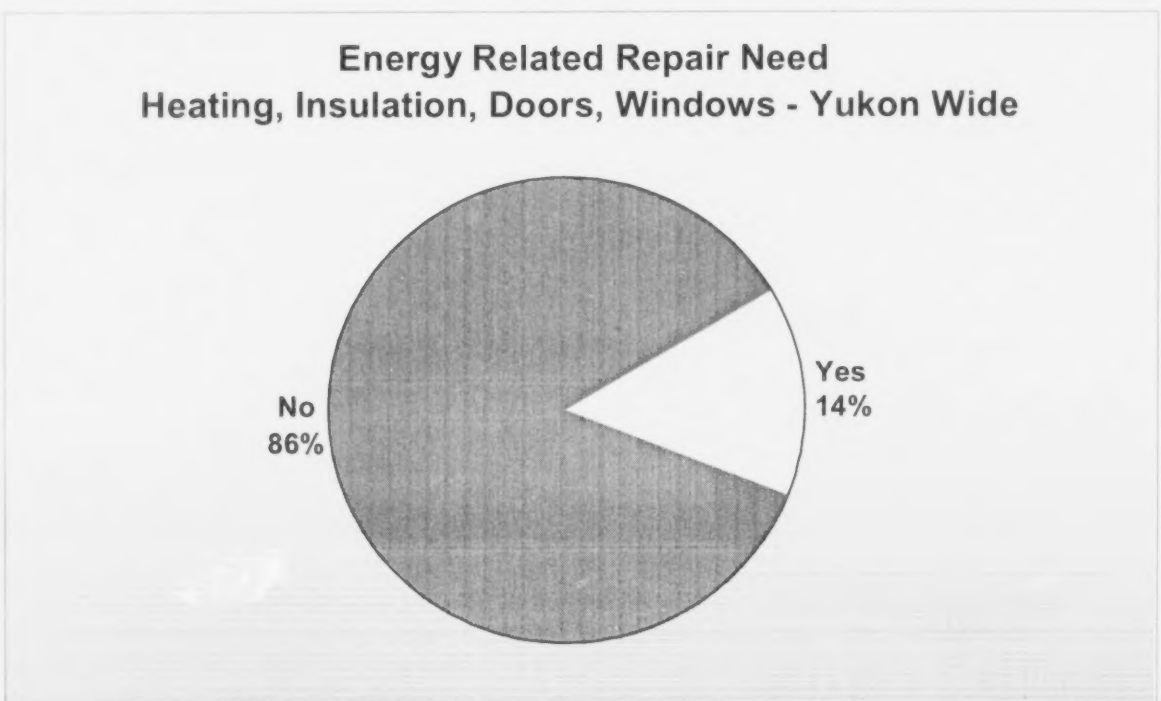
HIGHLIGHTS

- Higher energy costs are generally correlated with higher perceived need for energy-related repairs.
- In each cost category, with the exception of the lowest, there is significantly more need for energy related repairs in Dawson City as compared to the Yukon as a whole.

1.1.11 PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED

These pie charts show the percentage of dwellings requiring energy related repairs.





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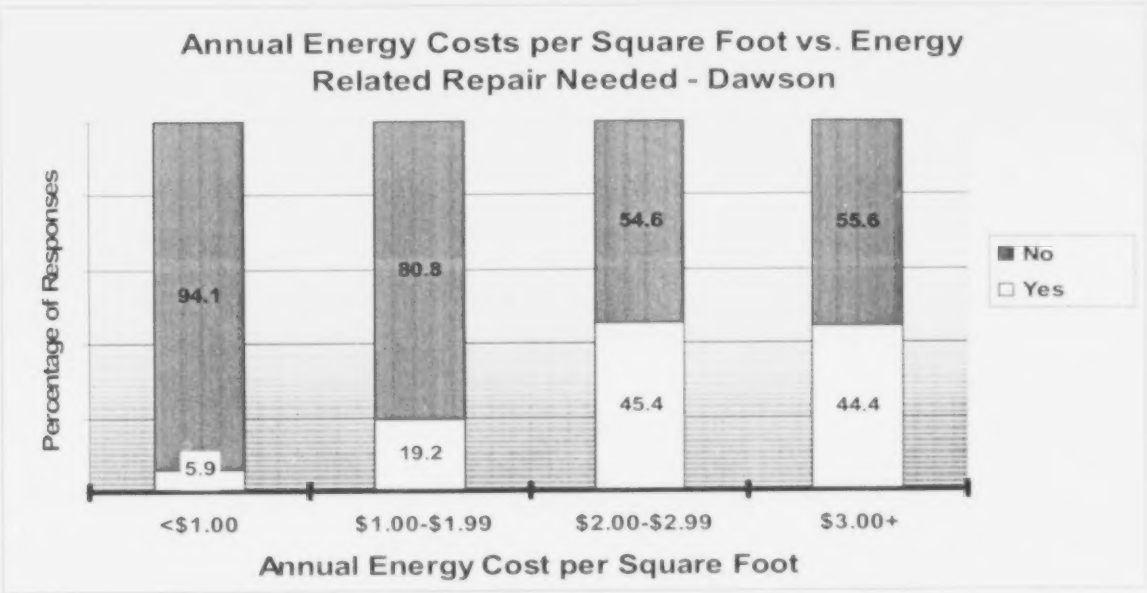

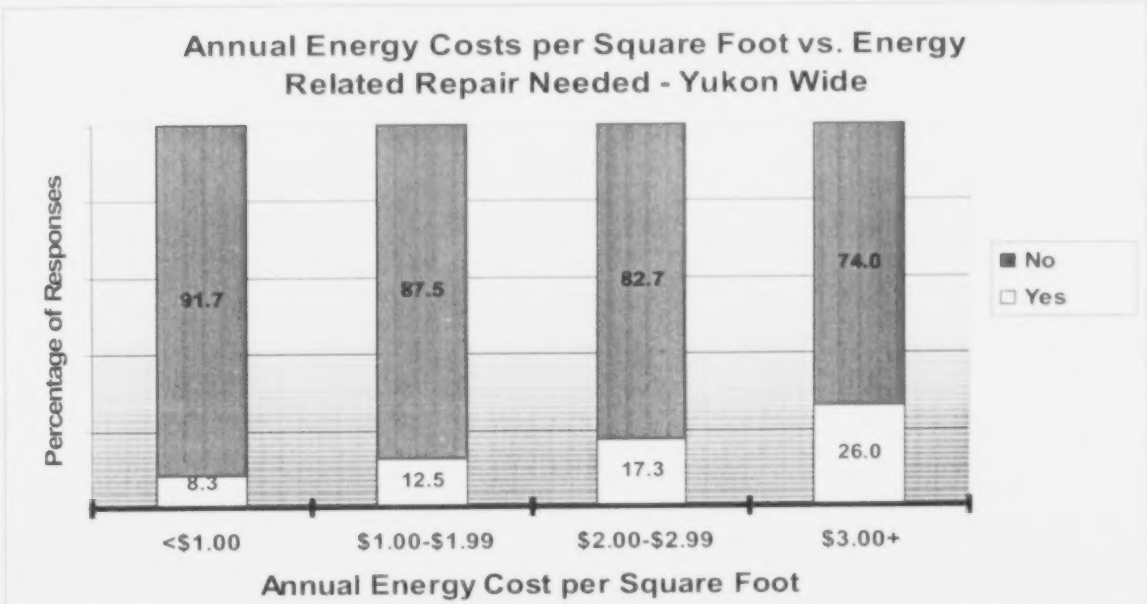

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- In each cost category, with the exception of the lowest, there is significantly more need for energy related repairs in Dawson City as compared to the Yukon as a whole.

1.2 STATE OF REPAIR

The next seven sub-themes show various indicators related to the state of repair of dwellings in Dawson City and the Yukon:

⇒ MAJOR REPAIRS NEEDED,

⇒ MAJOR REPAIRS NEEDED VERSUS HOUSEHOLD INCOME,

⇒ TYPES OF MAJOR REPAIRS NEEDED,

⇒ PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIRS,

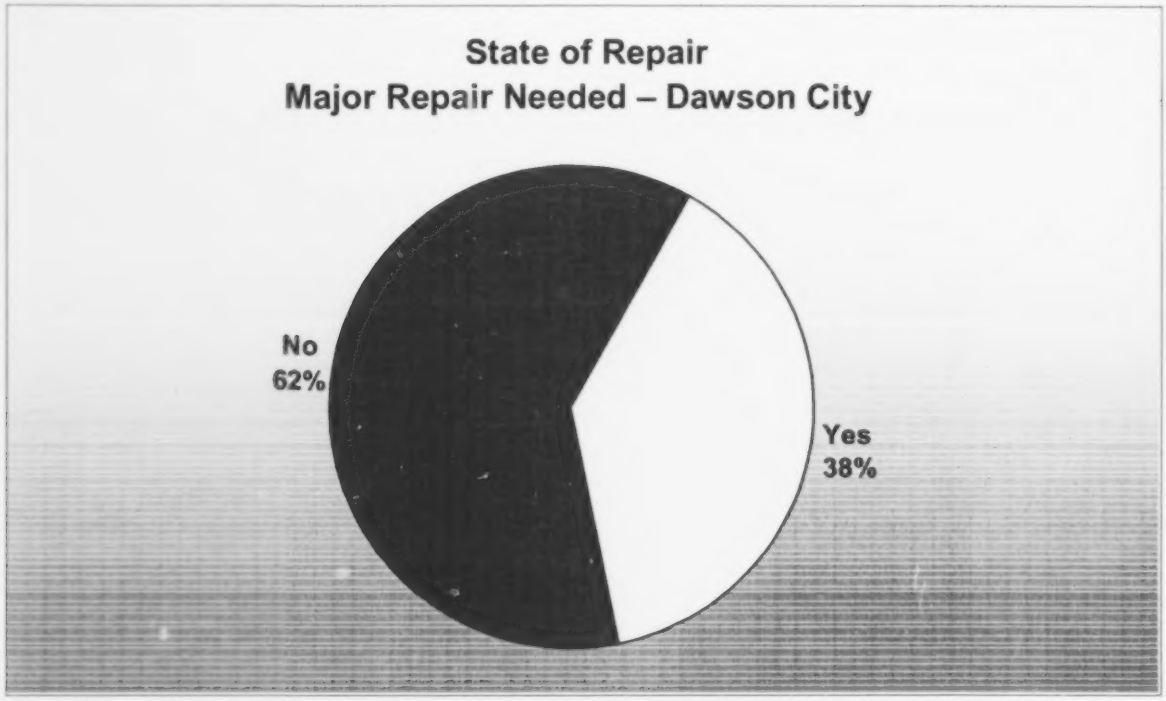
⇒ ESTIMATED COST OF PLANNED MAJOR REPAIRS,

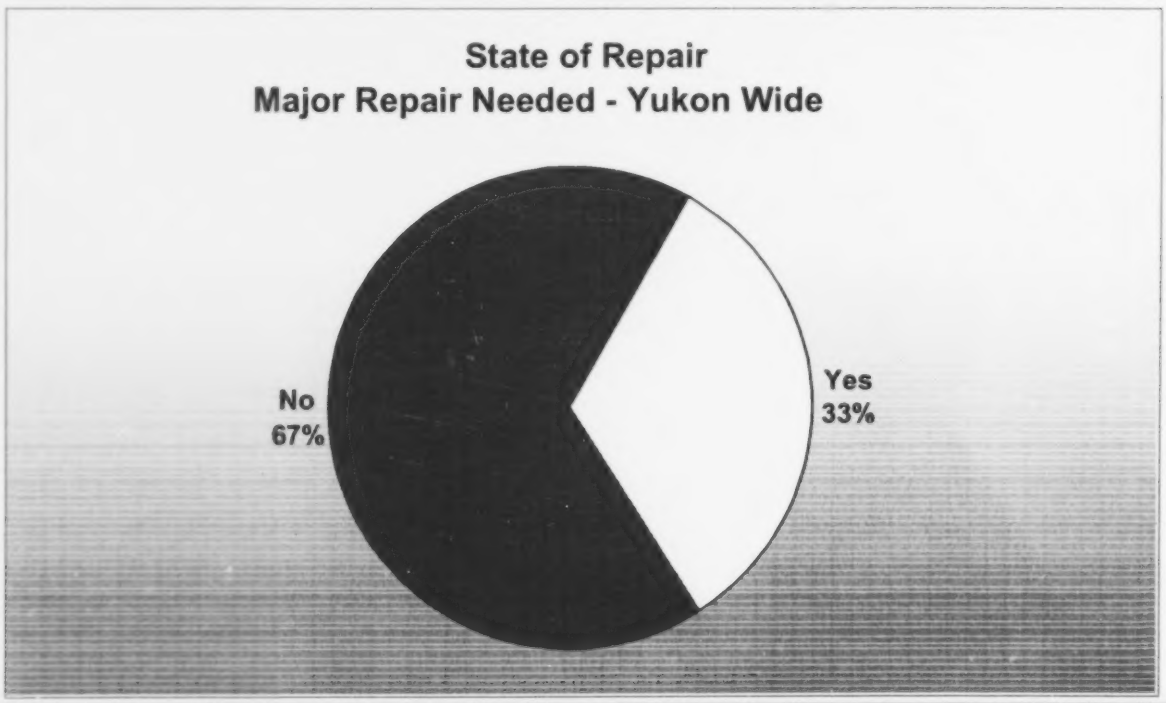
⇒ PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIRS,

⇒ TYPES OF MINOR REPAIRS NEEDED.

1.2.1 MAJOR REPAIR NEEDED

These pie charts show the percentage of dwellings that require major repairs both in Dawson City and the Yukon.



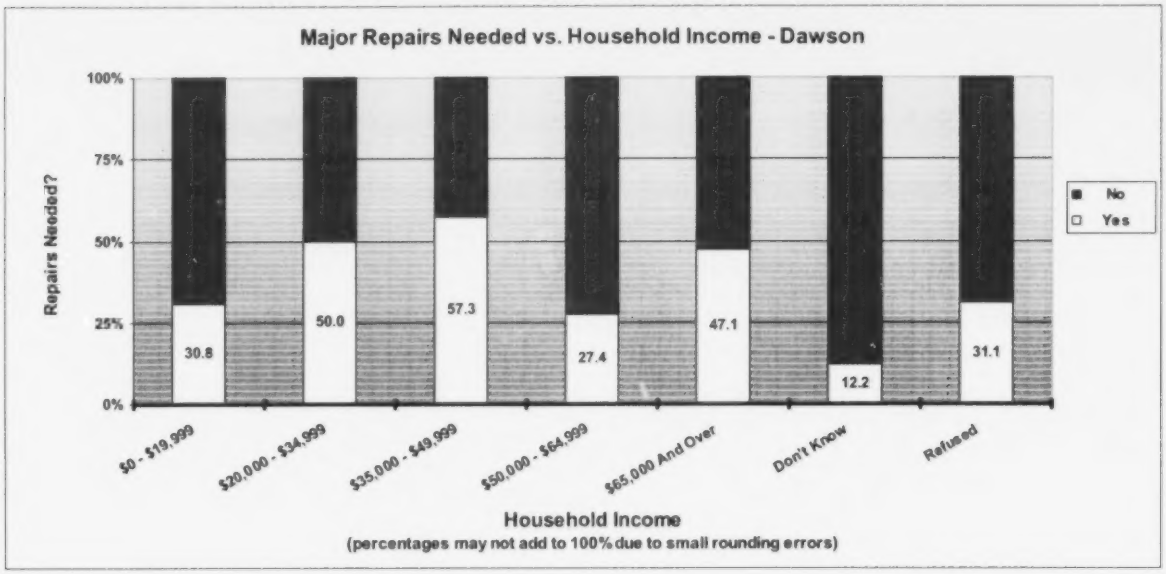


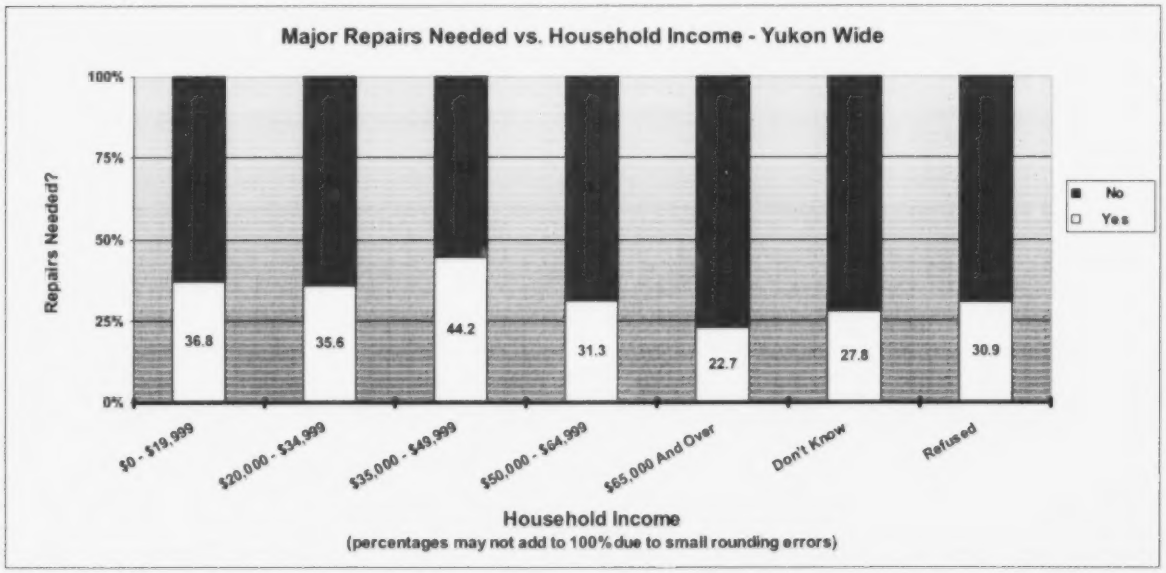
HIGHLIGHTS

- 38 percent of dwellings in Dawson require major repairs.
- 33 percent of dwellings in the territory require major repairs.

1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.



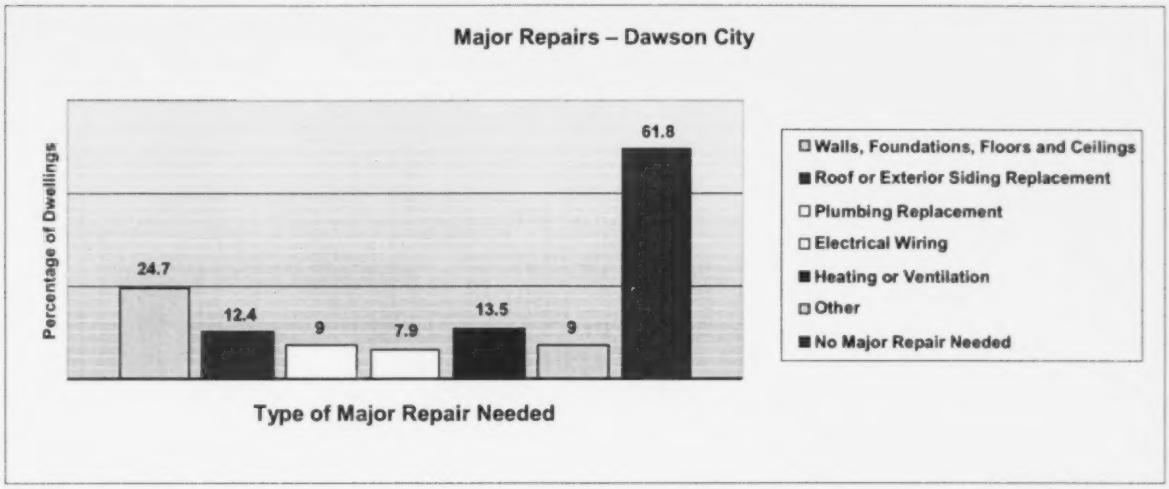


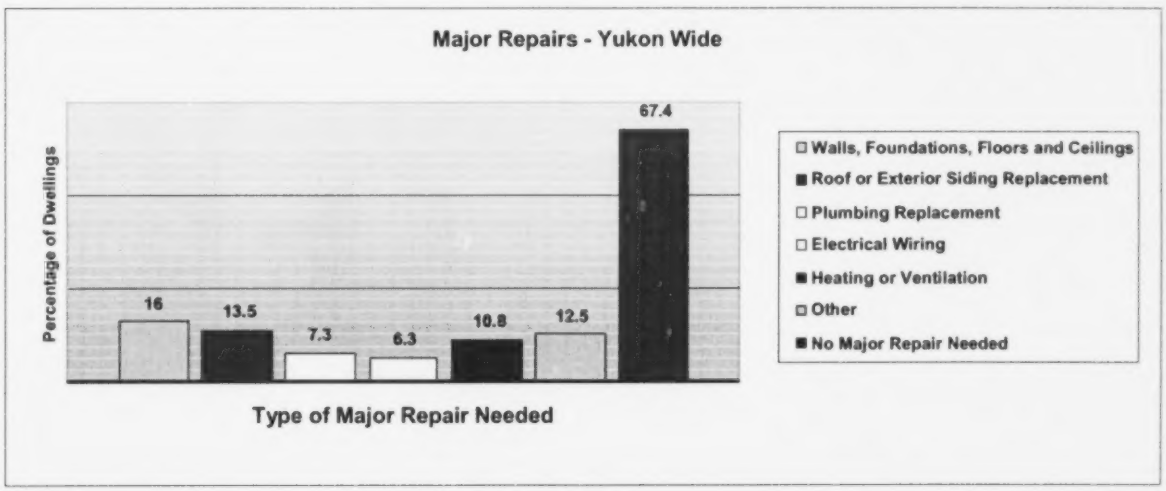
HIGHLIGHTS

- In Dawson City, households with incomes of $20,000 to $50,000 show the greatest need for major repairs.

1.2.3 TYPE OF MAJOR REPAIR NEEDED

The types of repairs needed are shown below. Respondents may have provided more than one response.



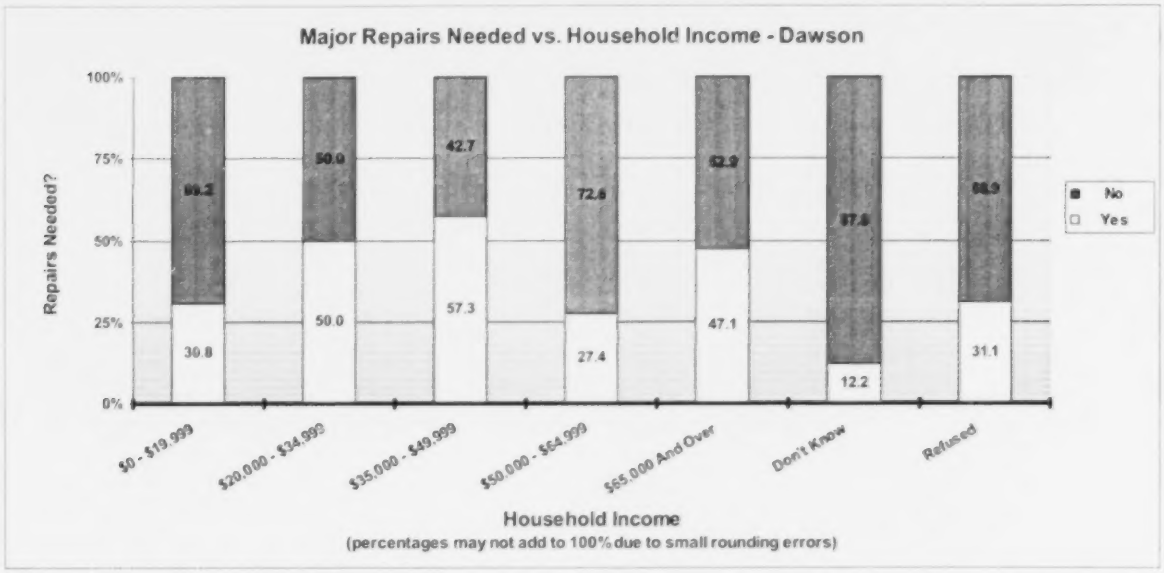


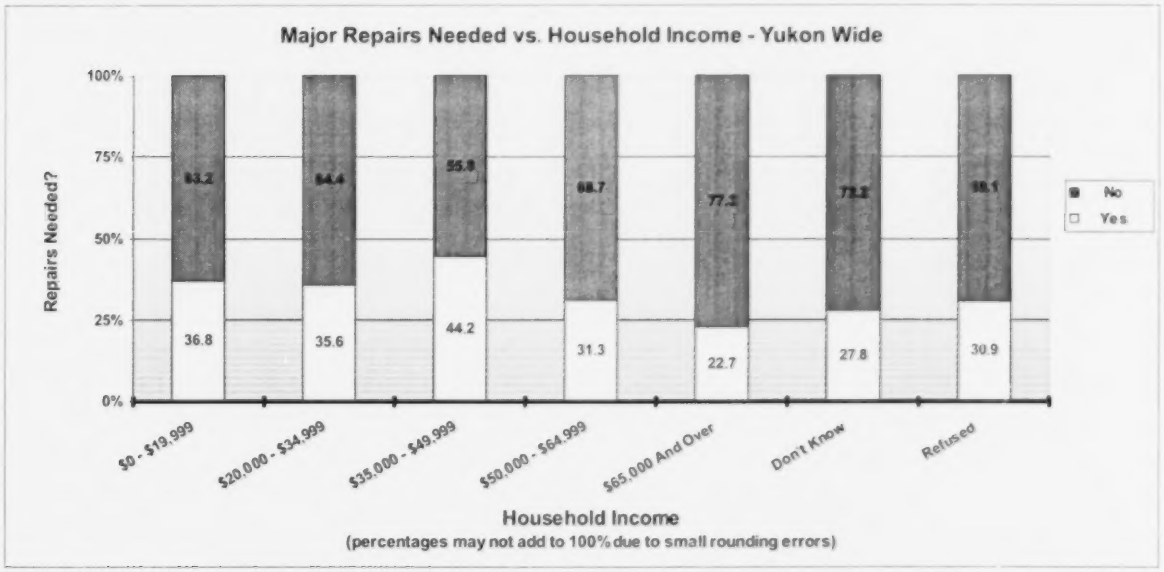
HIGHLIGHTS

- The percentages are very slightly higher for Dawson City than for Yukon dwellings generally.
- The most common repair requirement in Dawson is walls, foundations, floors and ceilings at 24.7 percent.

1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.



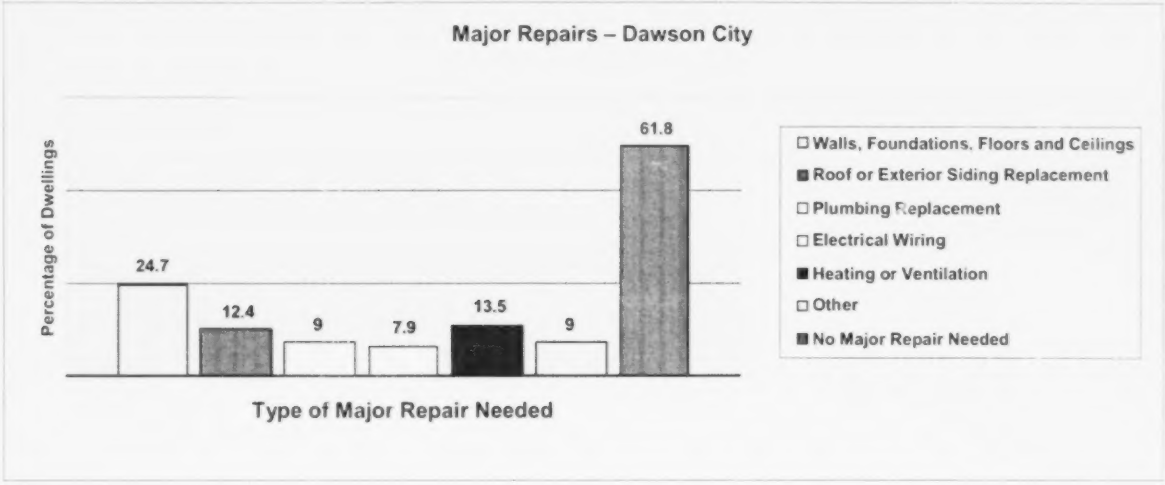


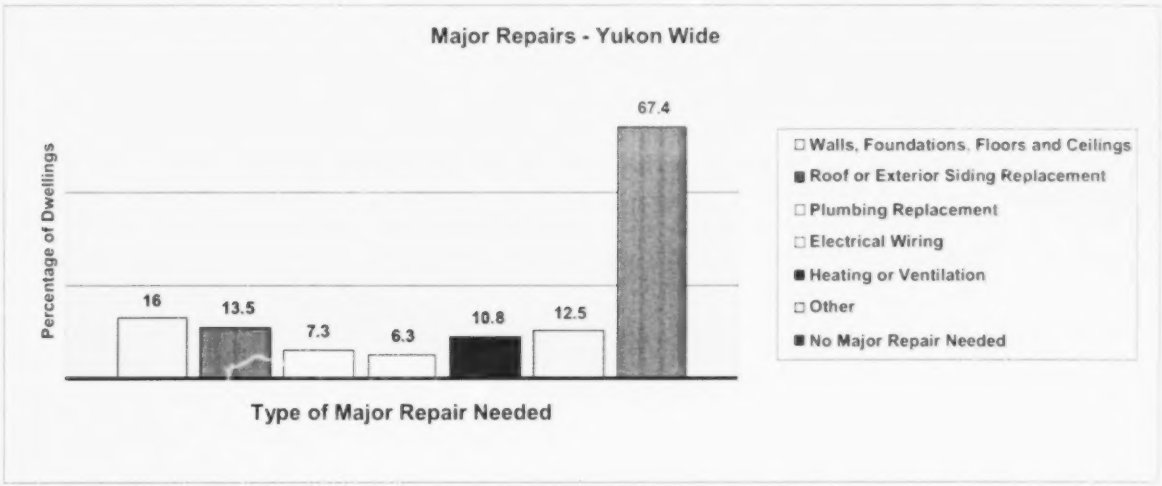
HIGHLIGHTS

- In Dawson City, households with incomes of $20,000 to $50,000 show the greatest need for major repairs.

1.2.3 TYPE OF MAJOR REPAIR NEEDED

The types of repairs needed are shown below. Respondents may have provided more than one response.



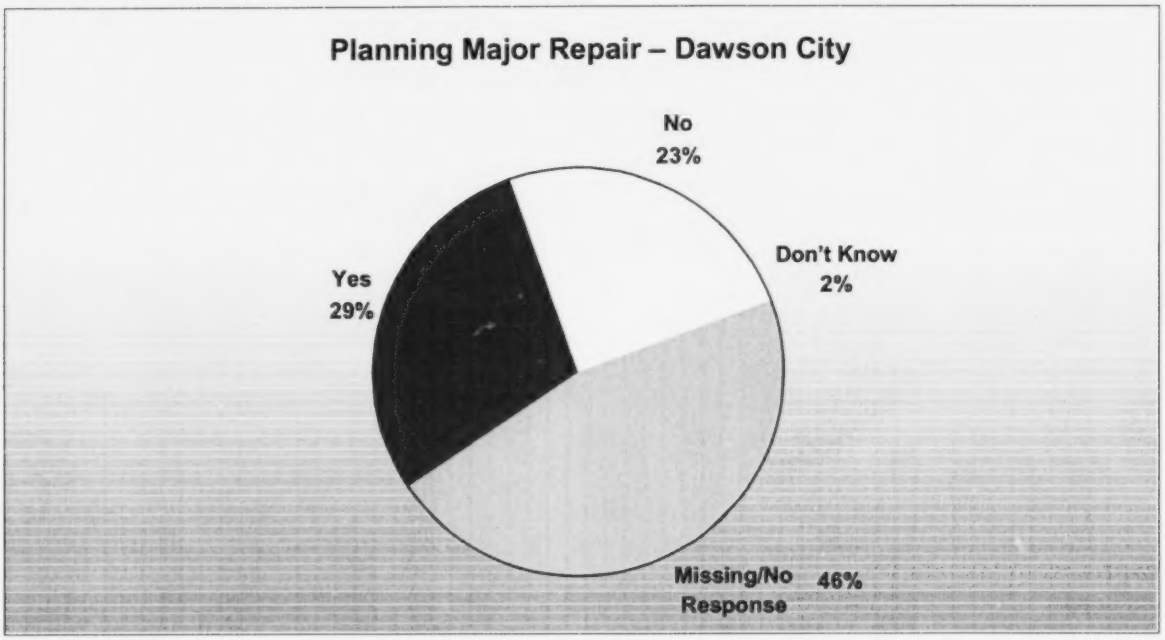


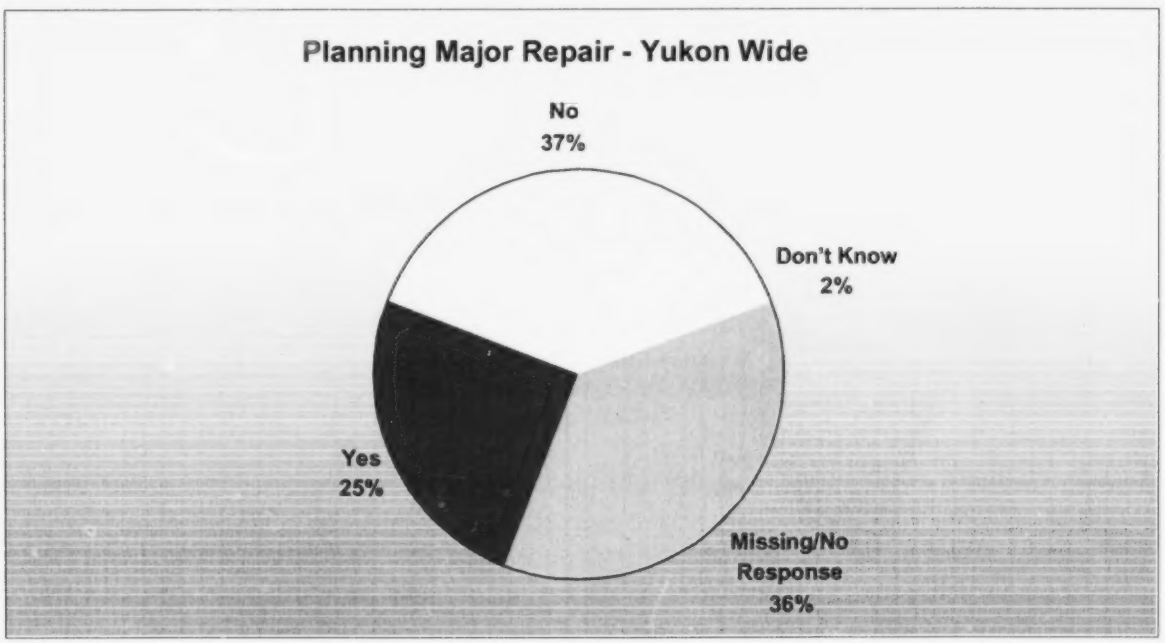
HIGHLIGHTS

- The percentages are very slightly higher for Dawson City than for Yukon dwellings generally.
- The most common repair requirement in Dawson is walls, foundations, floors and ceilings at 24.7 percent.

1.2.4 PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR

These pie charts show the percentage of households planning major repairs.



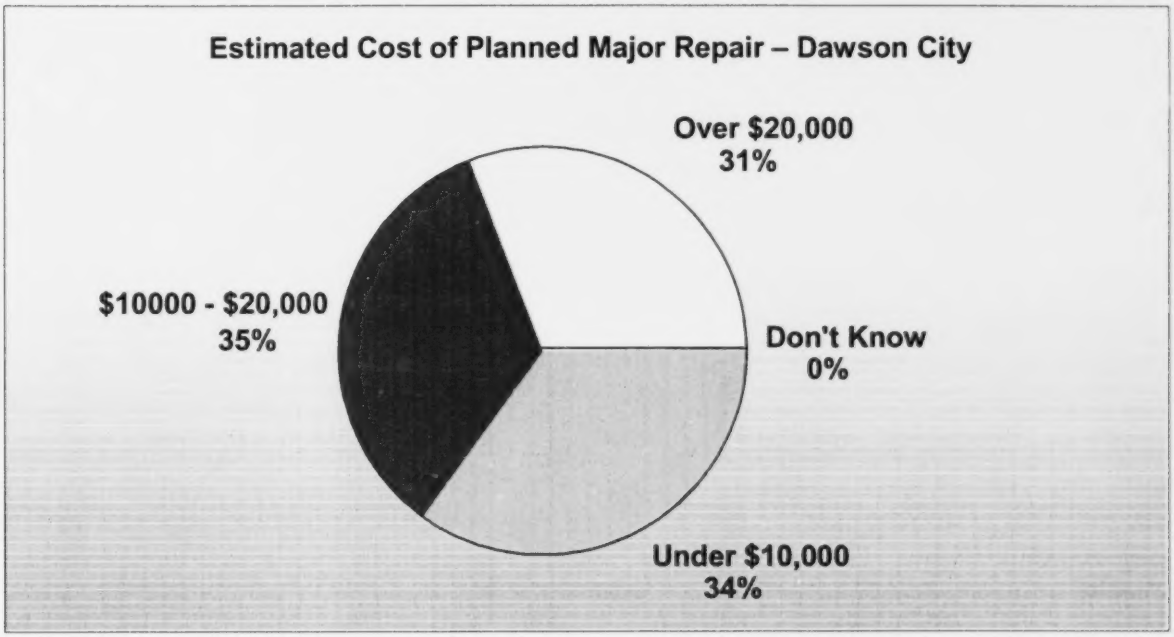


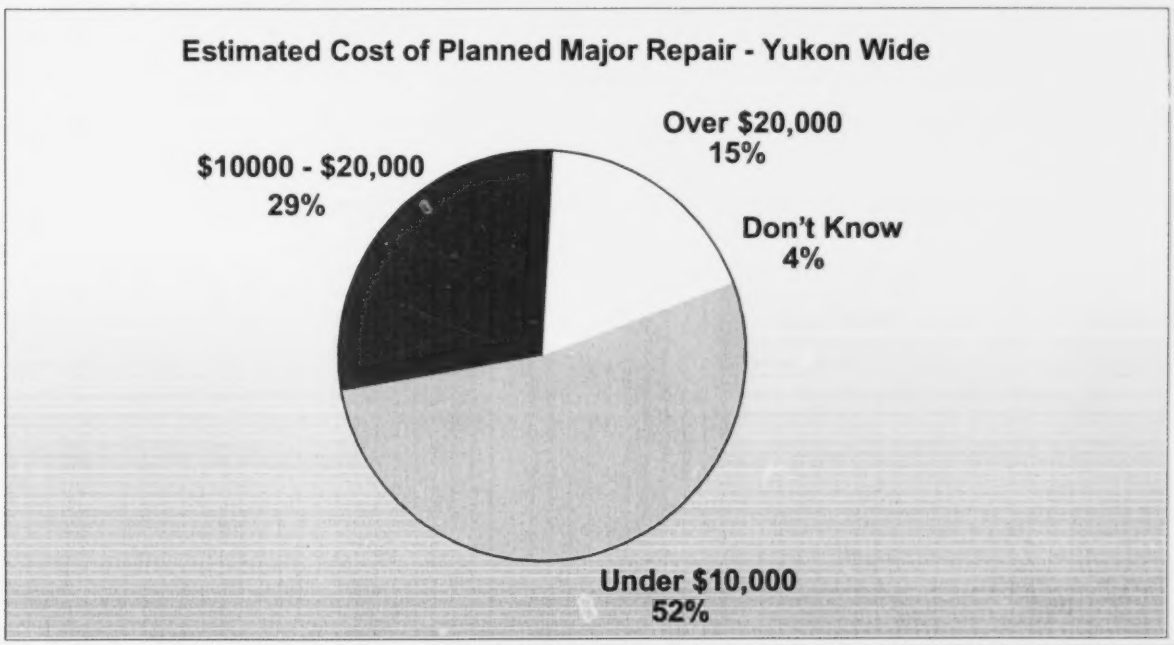
HIGHLIGHTS

- In Dawson City, 29 percent of owner households are planning to do major repairs. This is higher than the 25 percent territory wide.

1.2.5 ESTIMATED COST OF PLANNED MAJOR REPAIR

The following pie charts summarize the estimated costs of major repairs planned by owner households who plan to make major repairs to their homes in the next two years:



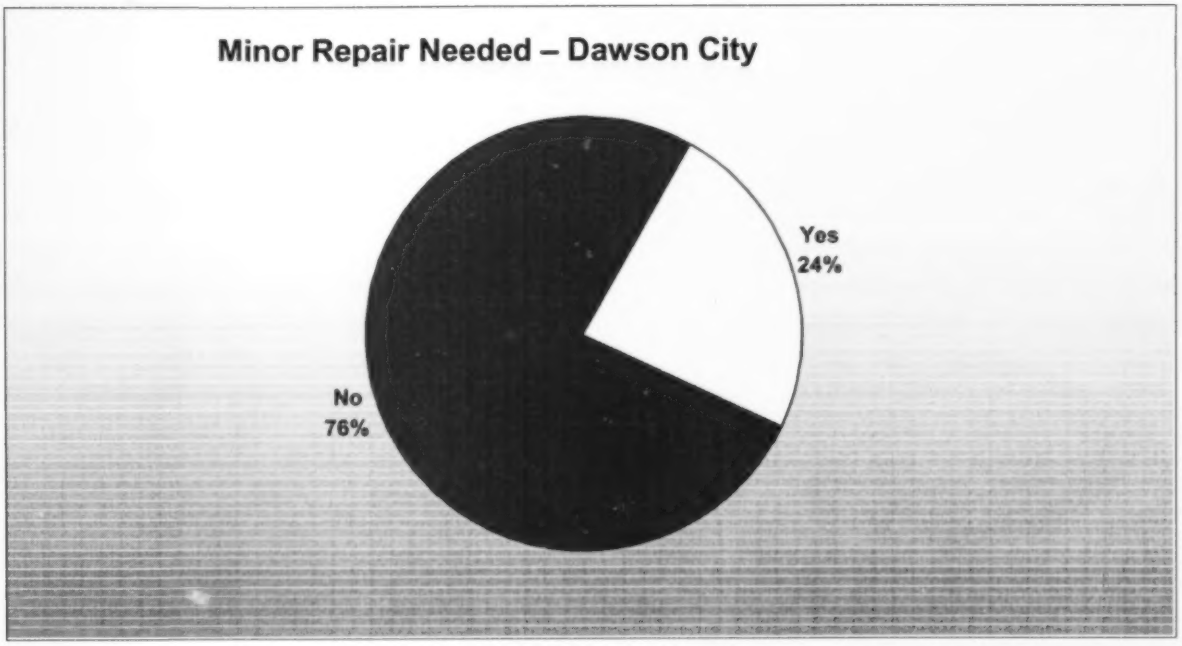


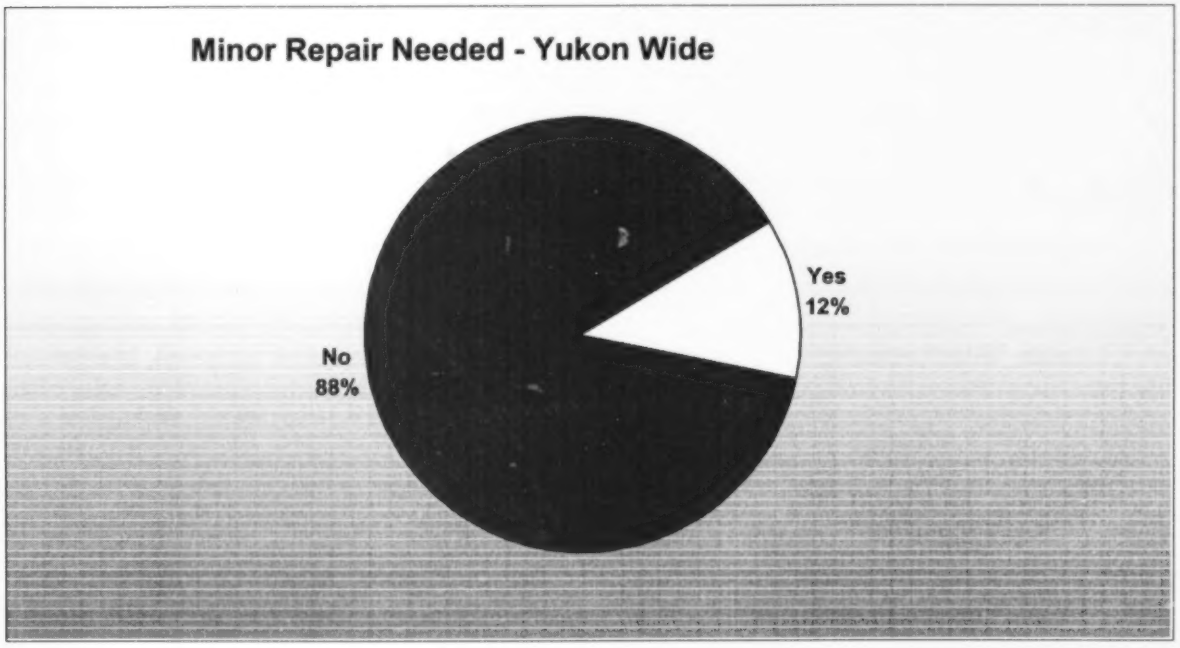
HIGHLIGHTS

- 69 percent of Dawson City owner households planning to do major repairs indicated their major repairs would cost less than $20,000.
- 34 percent of this same group estimated their major repairs would cost less than $10,000.

1.2.6 PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR

The following pie charts show the percentage of households that indicated their dwellings needed minor repairs:



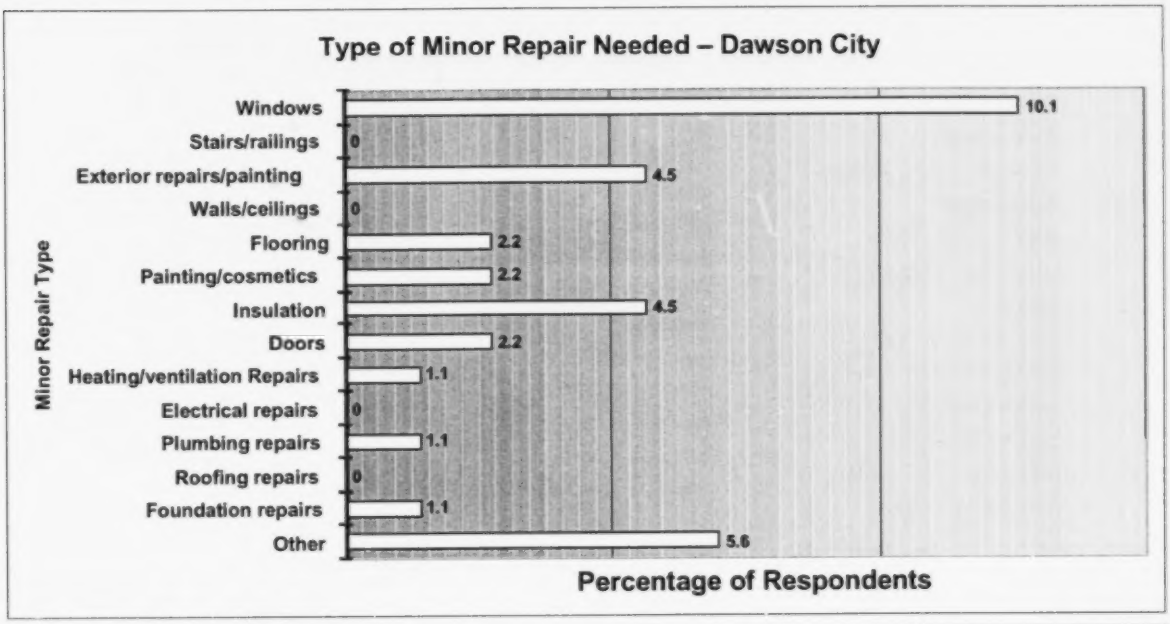


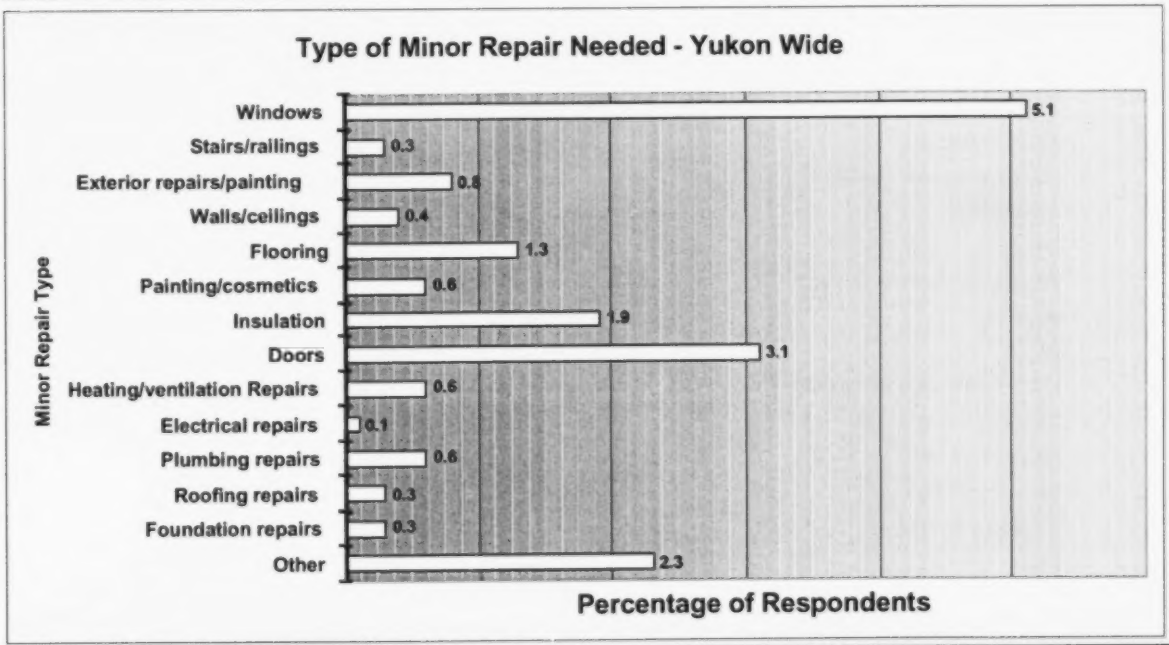
HIGHLIGHTS

- 24 percent of Dawson City dwellings require minor repairs. This is double the Yukon wide percentage of 12 percent.

1.2.7 TYPE OF MINOR REPAIRS NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.



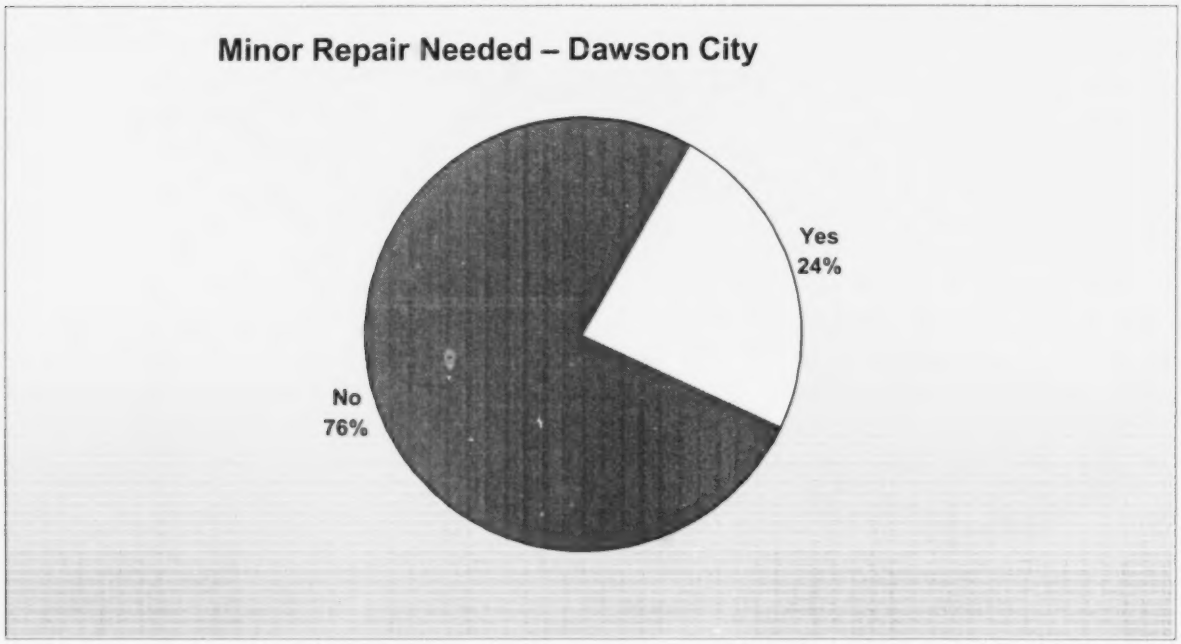


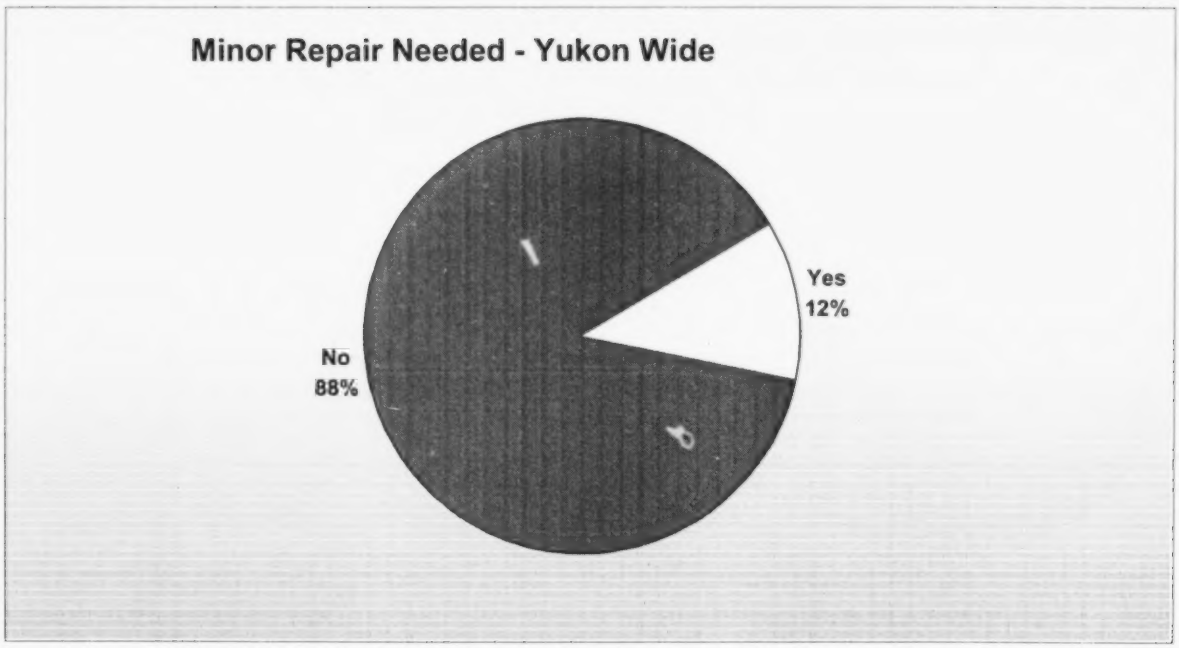
HIGHLIGHTS

- The variety of minor repairs required is quite diverse both in Dawson and in Yukon generally.
- Windows, exterior repairs and insulation are the most common kinds of minor repairs required in Dawson City.
- The "Other" category refers to minor repairs not included in another category.

1.2.6 PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR

The following pie charts show the percentage of households that indicated their dwellings needed minor repairs:





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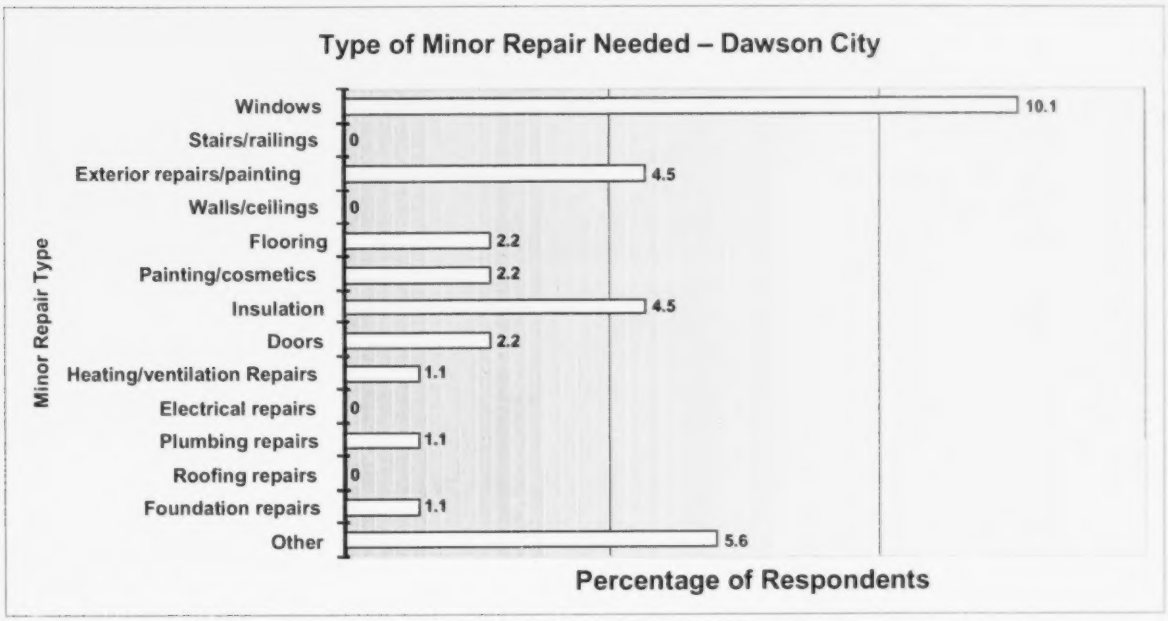
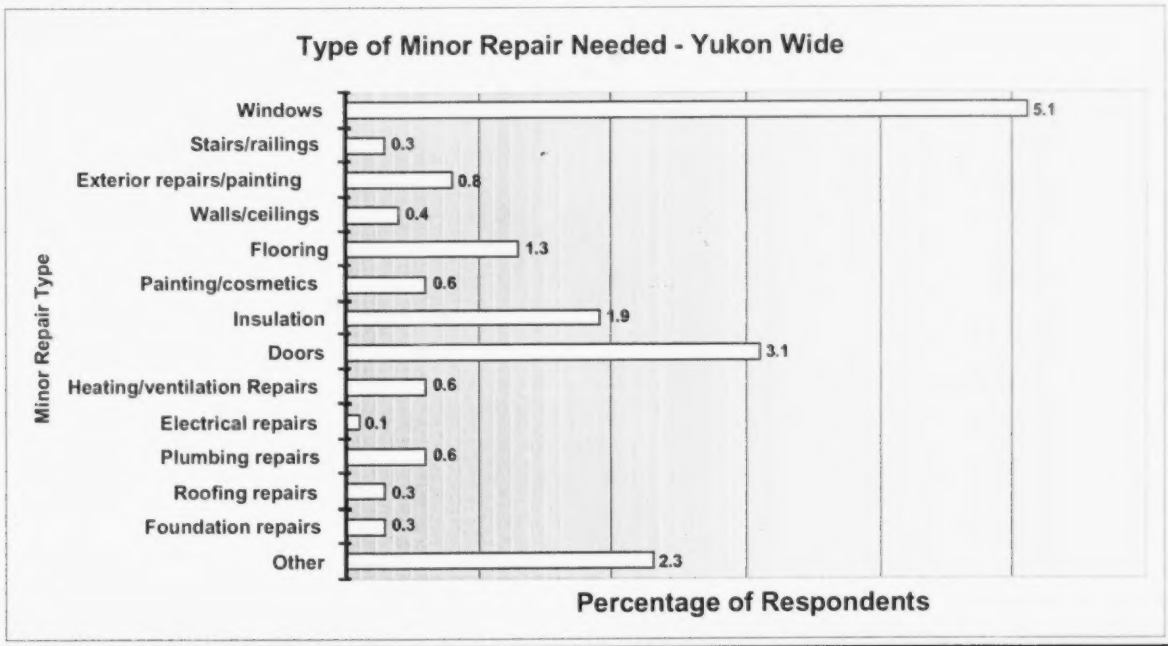
The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.





HIGHLIGHTS

- The variety of minor repairs required is quite diverse both in Dawson and in Yukon generally.
- Windows, exterior repairs and insulation are the most common kinds of minor repairs required in Dawson City.
- The "Other" category refers to minor repairs not included in another category.

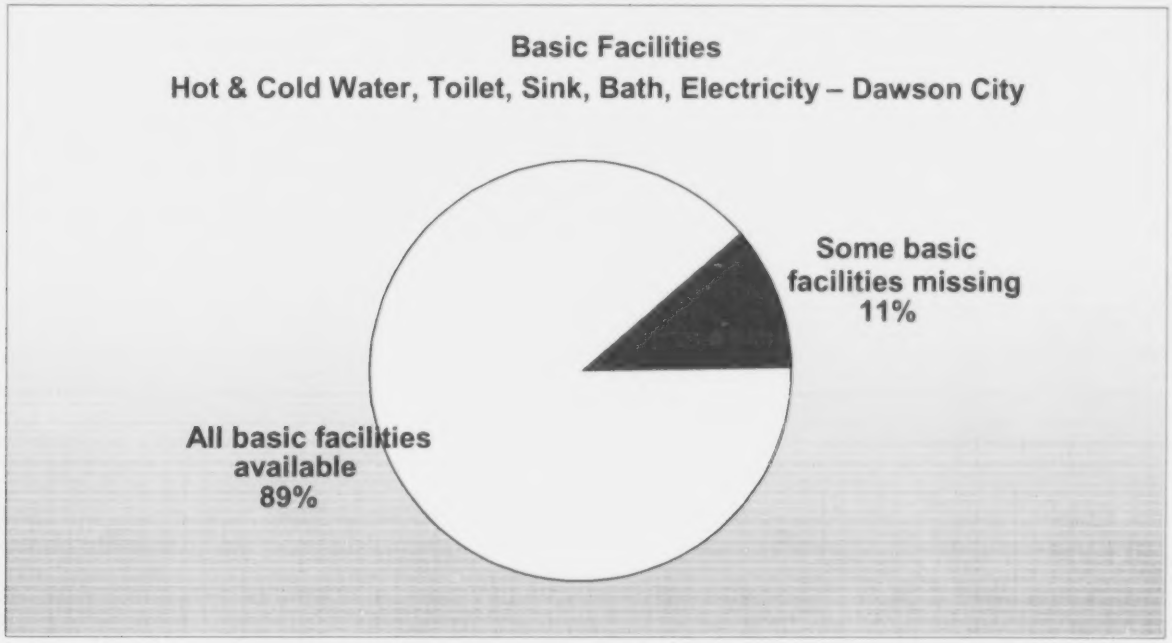
1.3 BASIC FACILITIES

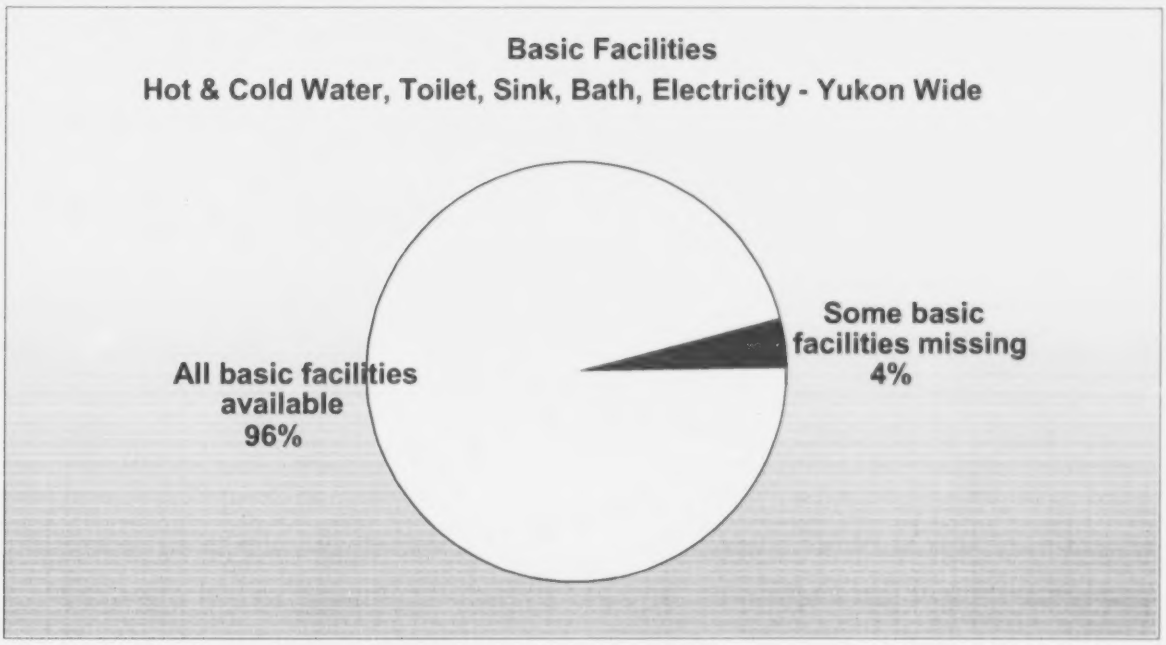
Basic facilities include hot and cold water, indoor toilet, sink, bath, and electricity. The next sub-theme shows the percentage of households that have basic facilities:

⇒ **BASIC FACILITIES.**

1.3.1 BASIC FACILITIES

The following pie charts show the percentage of households that have basic facilities.





HIGHLIGHTS

- 11 percent of Dawson City dwellings are missing some basic facilities. This is almost triple the territorial rate of this kind of deficiency.

1.4 HEALTH AND SAFETY DEFICIENCIES

The next six sub-themes show the percentage of households that have health and safety deficiencies including lack of smoke alarms, ventilation, clean water, and safe sewage:

⇒ HEALTH AND SAFETY DEFICIENCIES,

⇒ SMOKE ALARMS,

⇒ MECHANICAL VENTILATION,

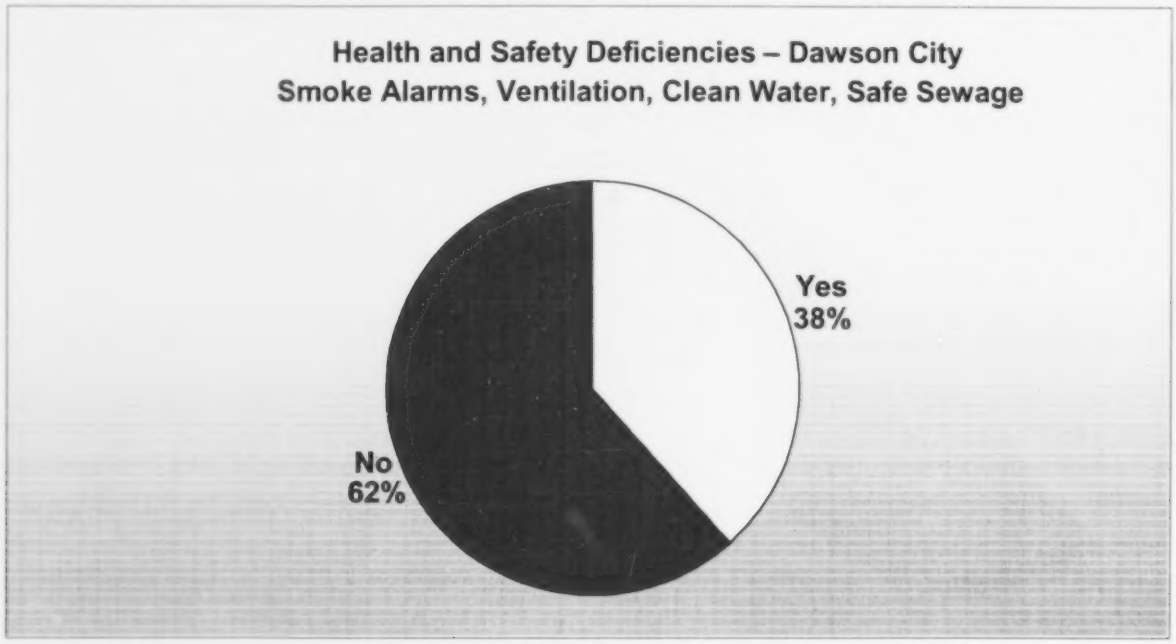
⇒ KITCHEN/BATHROOM EXHAUST,

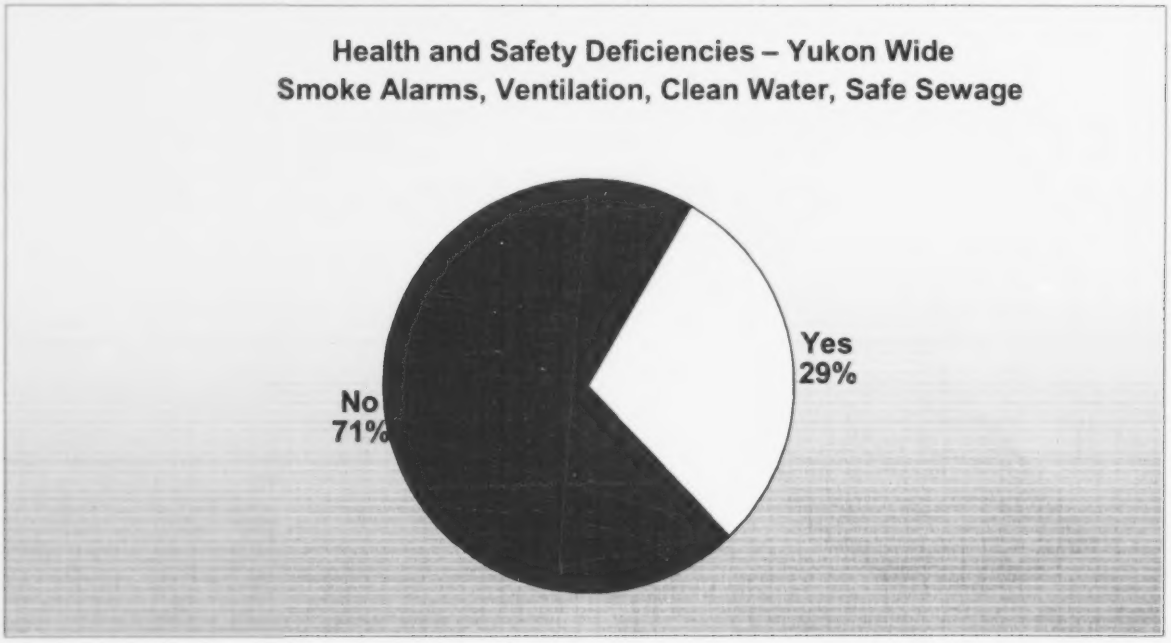
⇒ WATER SUPPLY,

⇒ SEWAGE DISPOSAL.

1.4.1 HEALTH AND SAFETY DEFICIENCIES

The following pie charts show the percentage of households that have health and safety deficiencies:



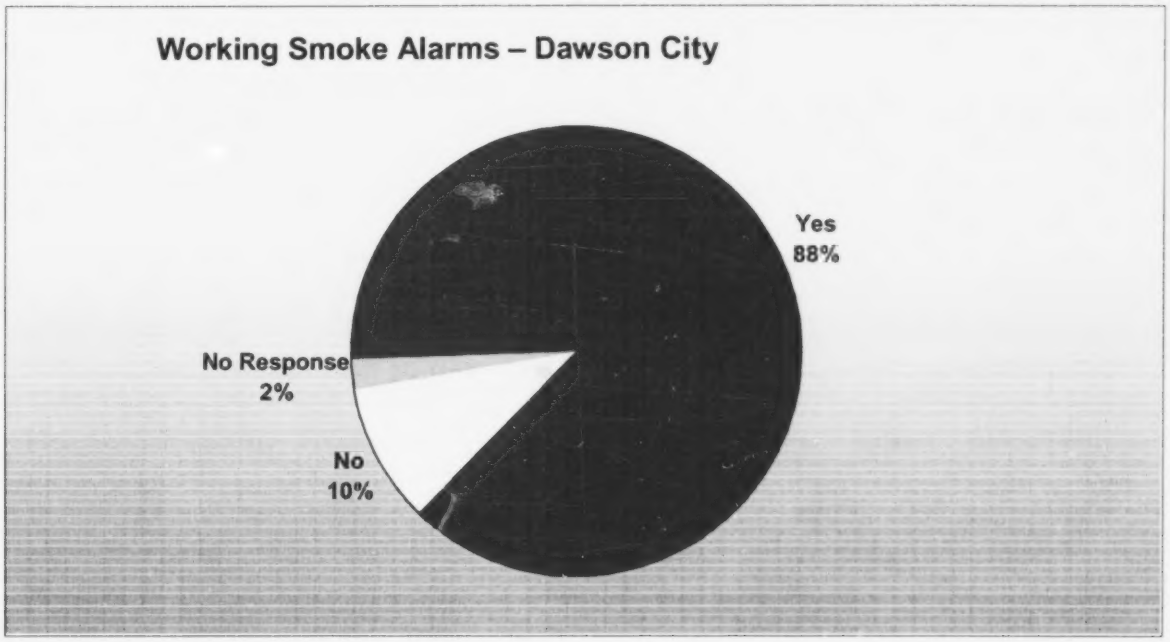


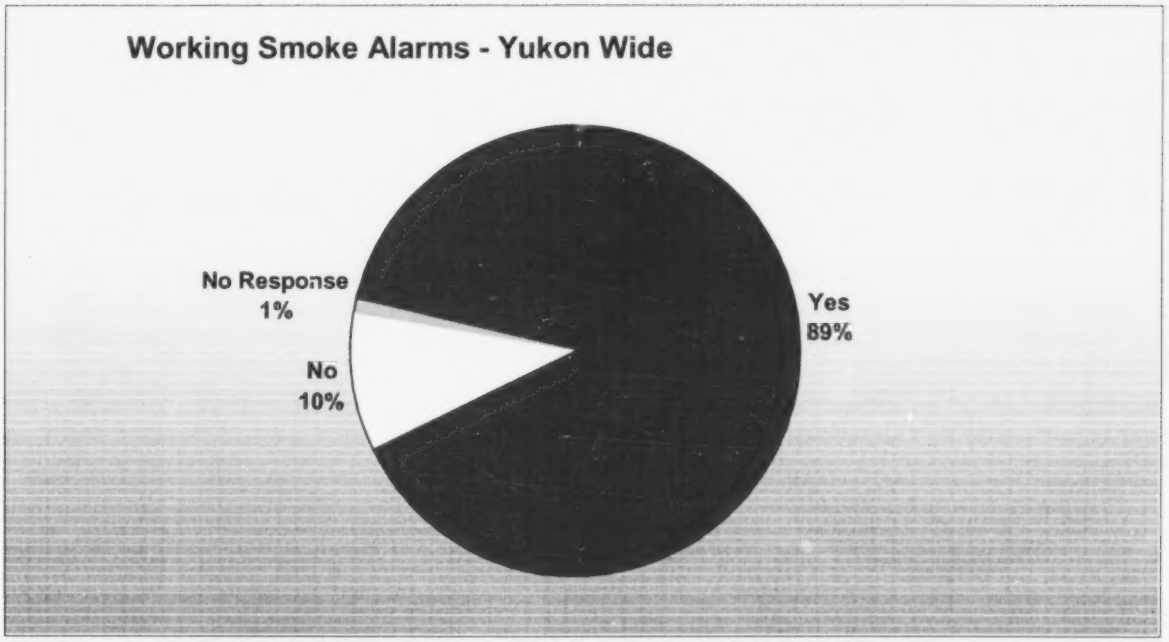
HIGHLIGHTS

- 38 percent of Dawson City dwellings are deficient in at least one of these features.
- Within the Yukon as a whole, 29 percent of dwellings are deficient in at least one of these features.

1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms:



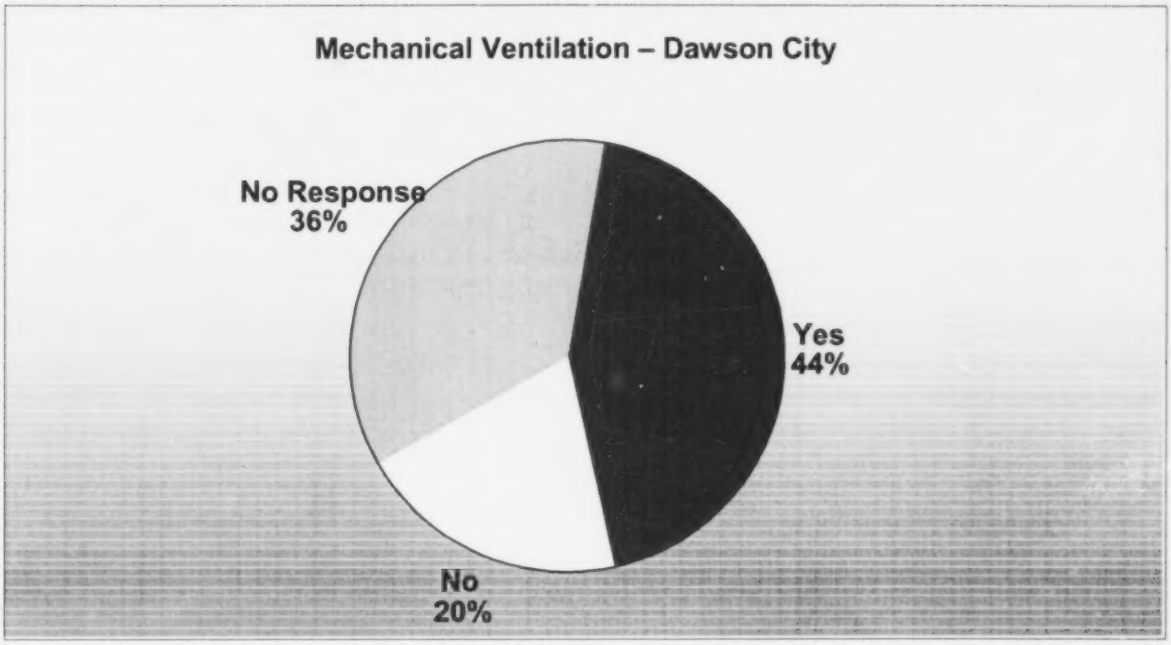


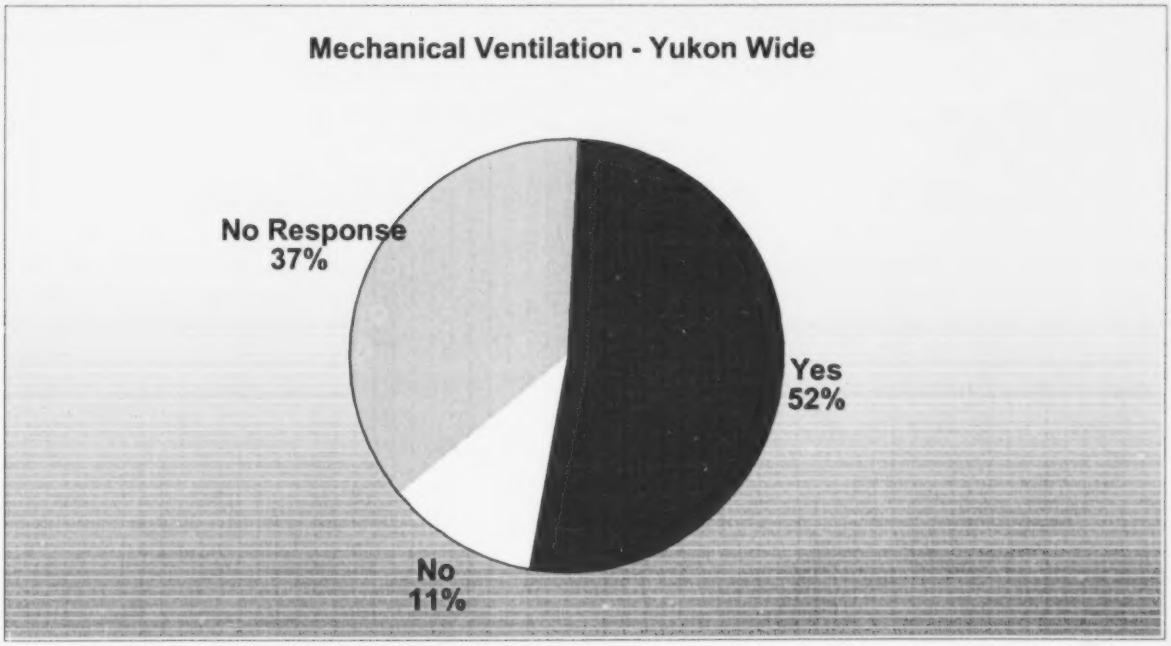
HIGHLIGHTS

- Dawson City and Yukon Wide results are similar.
- 10 percent, approximately 1,100 dwellings in the Yukon, do not have working smoke alarms.

1.4.3 MECHANICAL VENTILATION

Mechanical ventilation includes heat recovery ventilators, central fans without heat recovery, and direct fresh air supplied by ducting to a furnace return air duct. The following pie charts show the percentage of households that have mechanical ventilation:



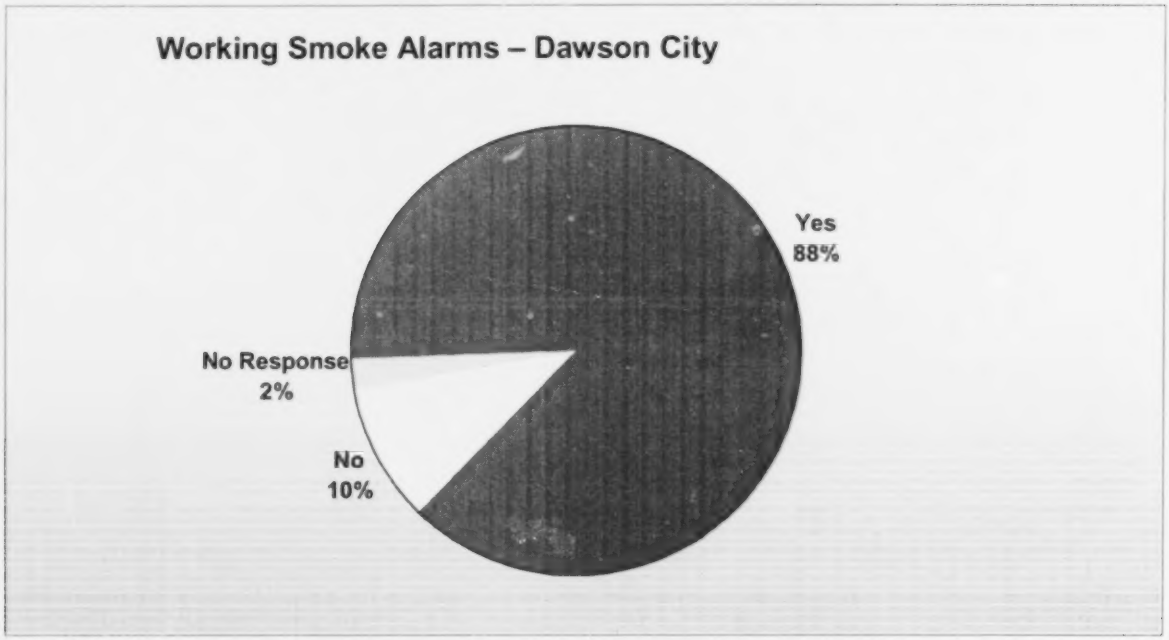


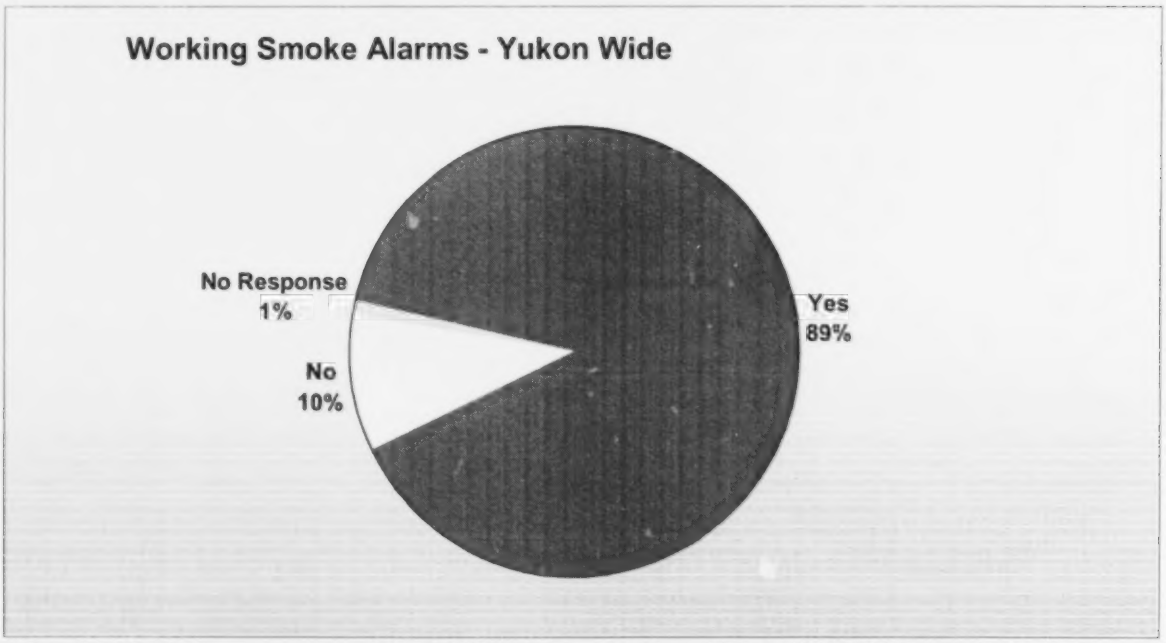
HIGHLIGHTS

- Dawson City and Yukon wide results are similar.
- In each case, close to half of respondents said "yes", but the non-response is quite high.

1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms:





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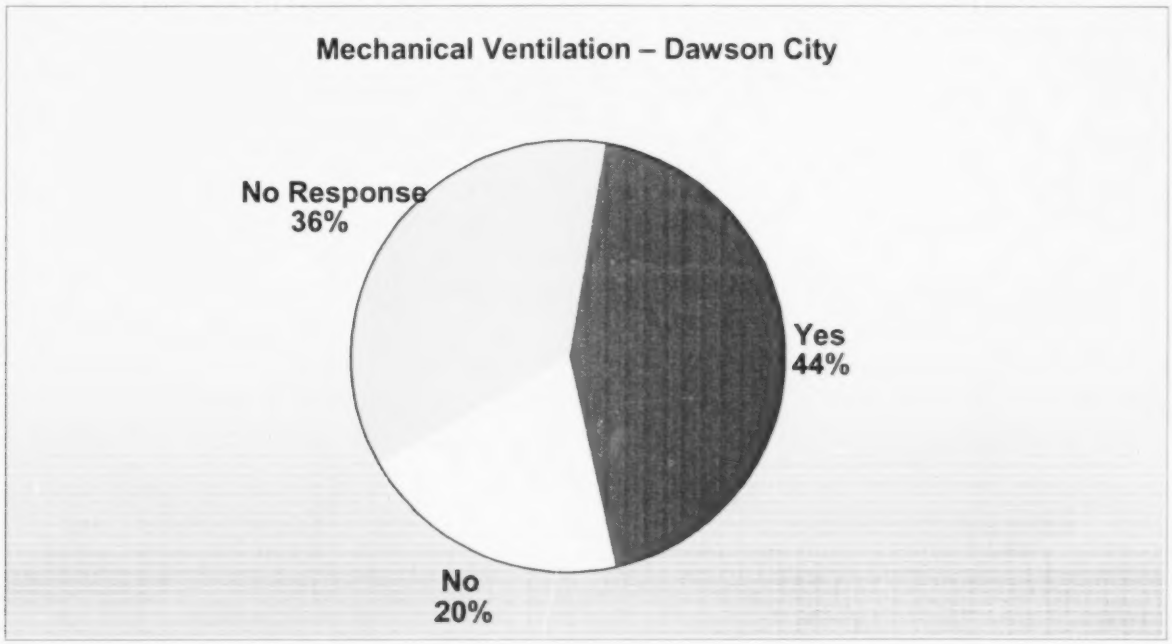
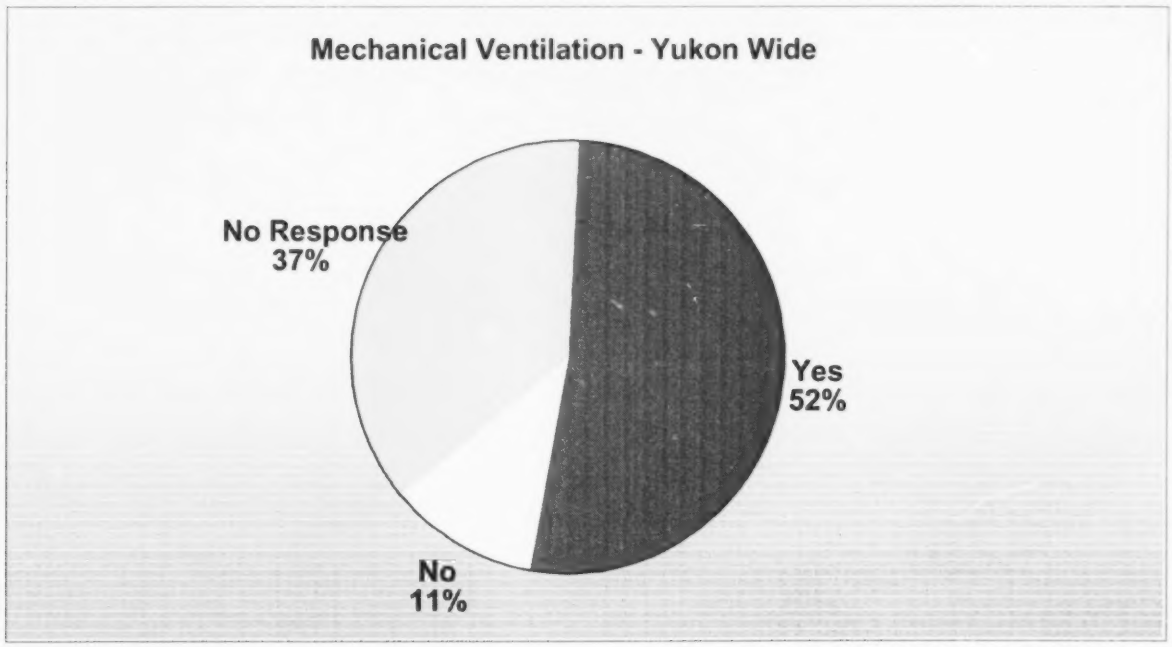


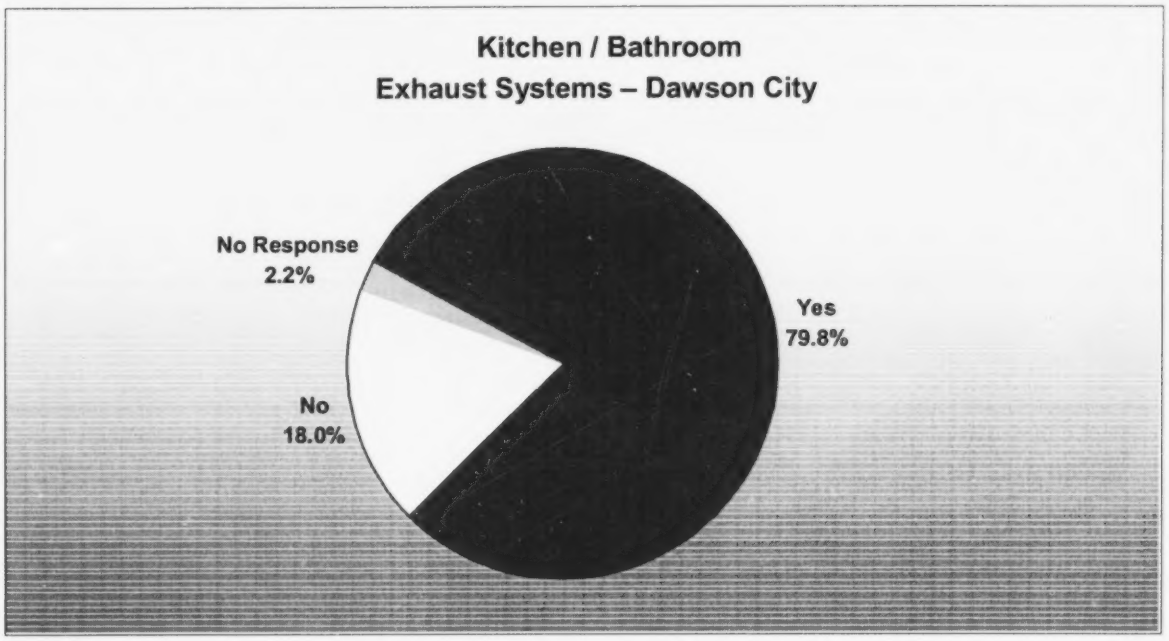


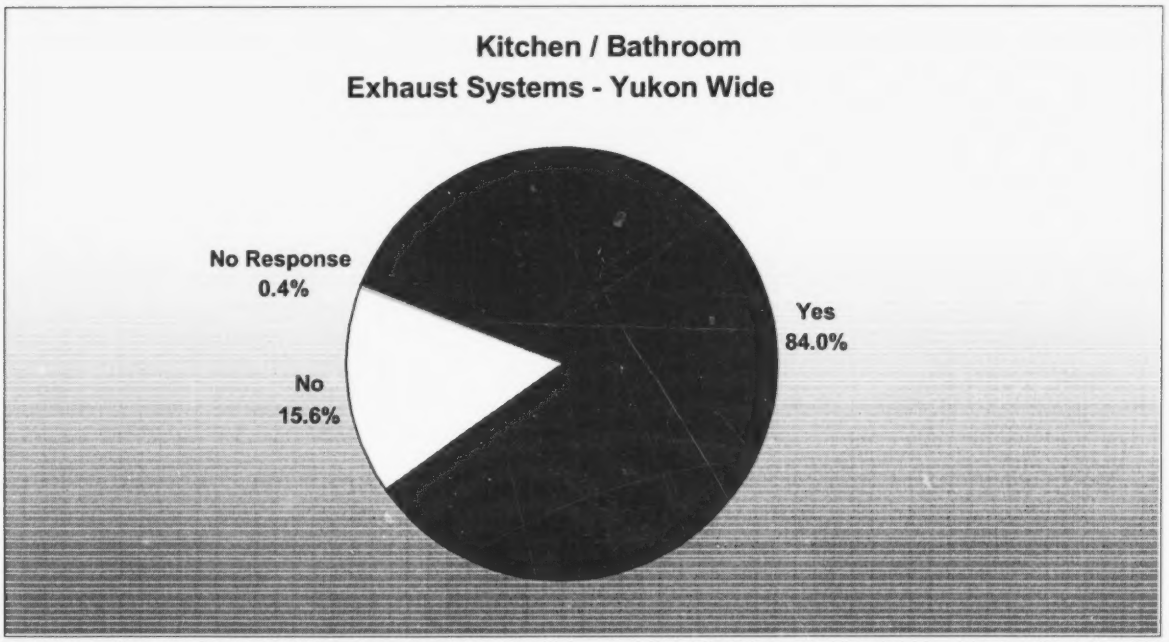
HIGHLIGHTS

- Dawson City and Yukon wide results are similar.
- In each case, close to half of respondents said "yes", but the non-response is quite high.

1.4.4 KITCHEN/BATHROOM EXHAUST SYSTEMS

The following pie charts show the percentage of households that have kitchen/bathroom exhaust systems:



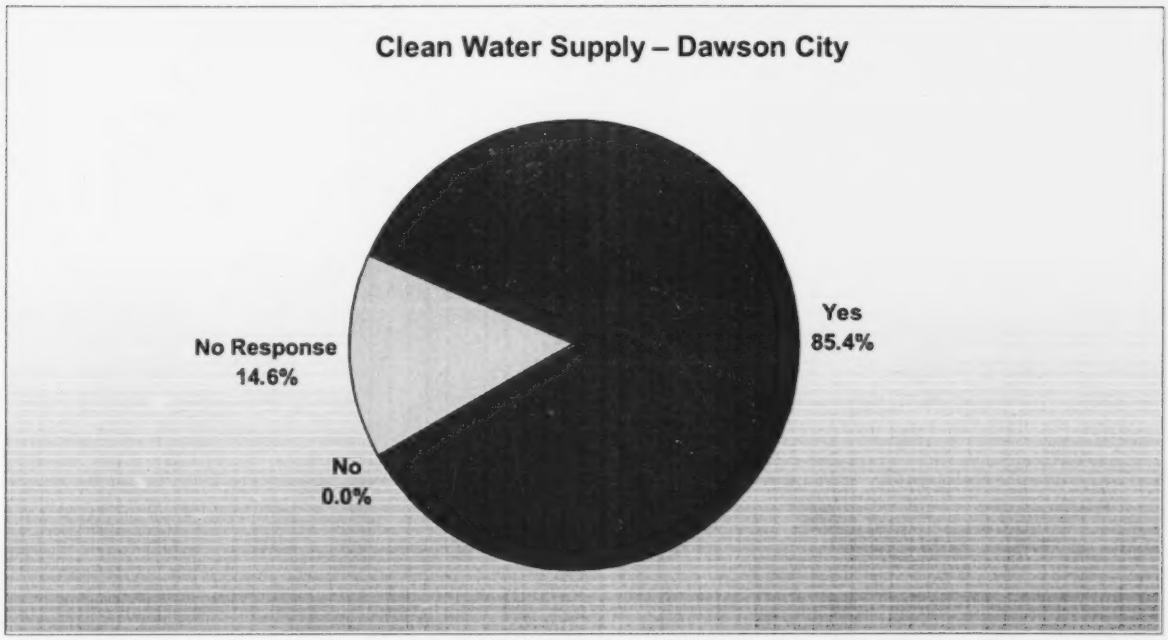


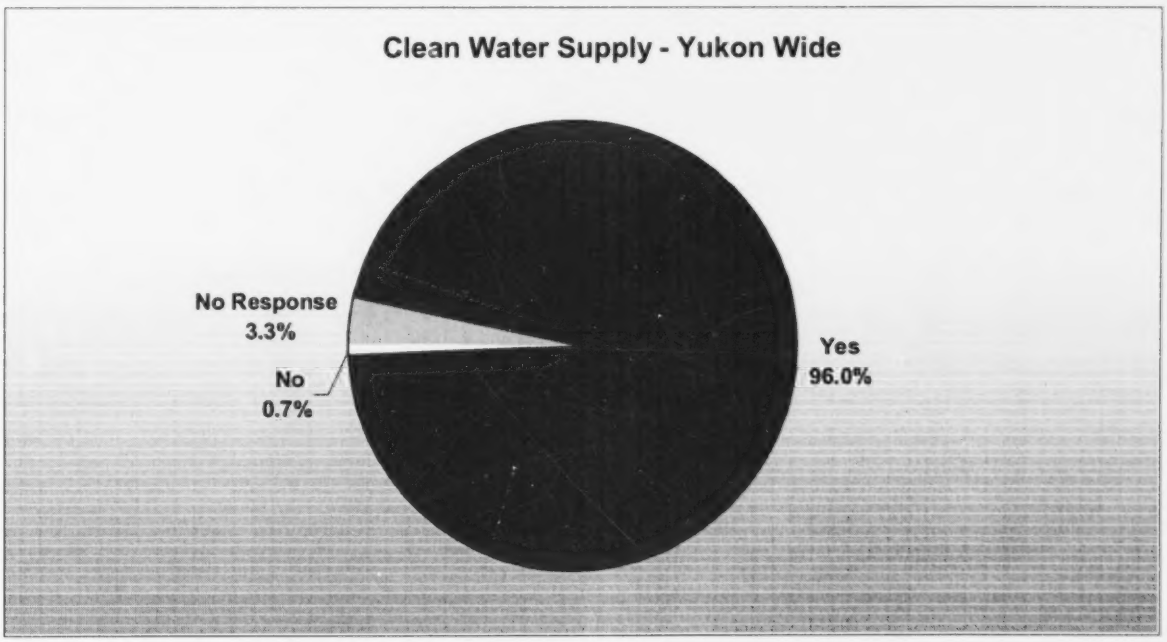
HIGHLIGHTS

- Dawson City results are very similar to Yukon wide results.
- A significant number of dwellings both in Dawson City and the entire Yukon do not have kitchen and/or bathroom exhaust systems. Since the vast majority of household water is used in either of these two rooms, this situation may indicate a ventilation and/or moisture control problem.

1.4.5 WATER SUPPLY

The following pie charts show the percentage of households that have a clean water supply:



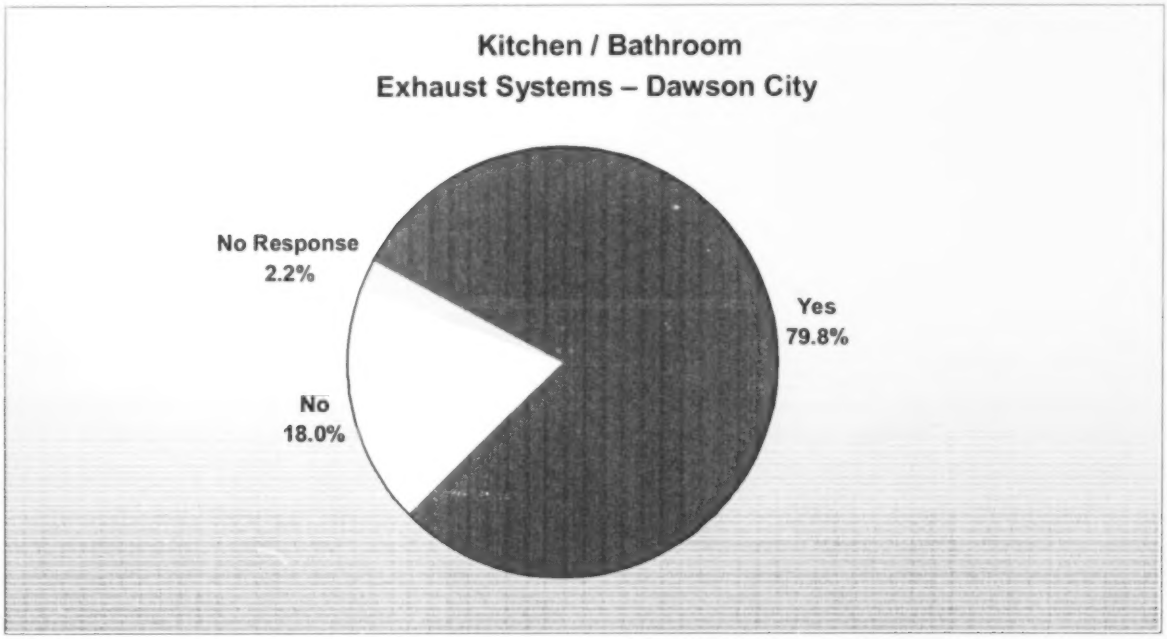


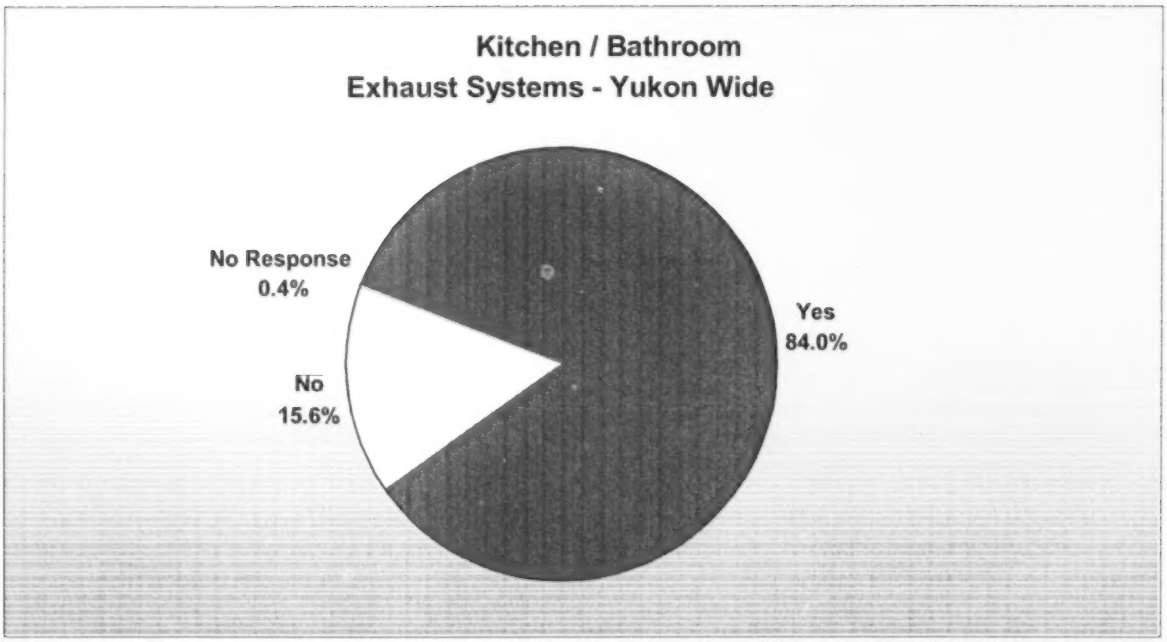
HIGHLIGHTS

- Although the percentage of respondents in Dawson who said "No" was similar to the percentage of respondents who said "No" in Yukon, there was a significantly higher "non-response" in Dawson than there was territorially.

1.4.4 KITCHEN/BATHROOM EXHAUST SYSTEMS

The following pie charts show the percentage of households that have kitchen/bathroom exhaust systems:





HIGHLIGHTS

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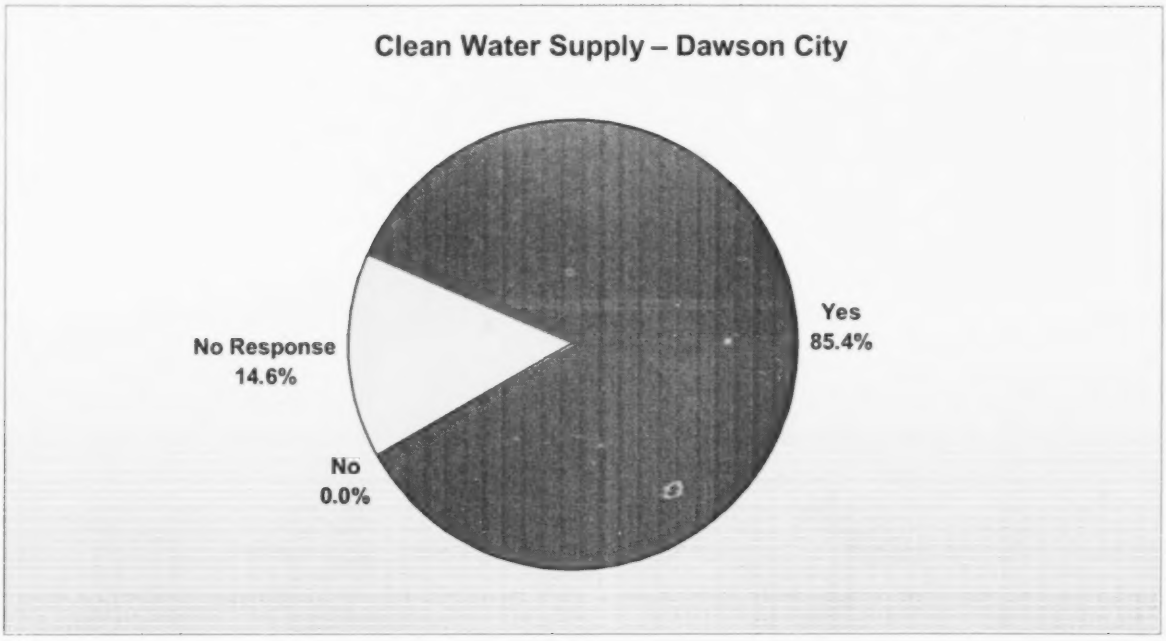
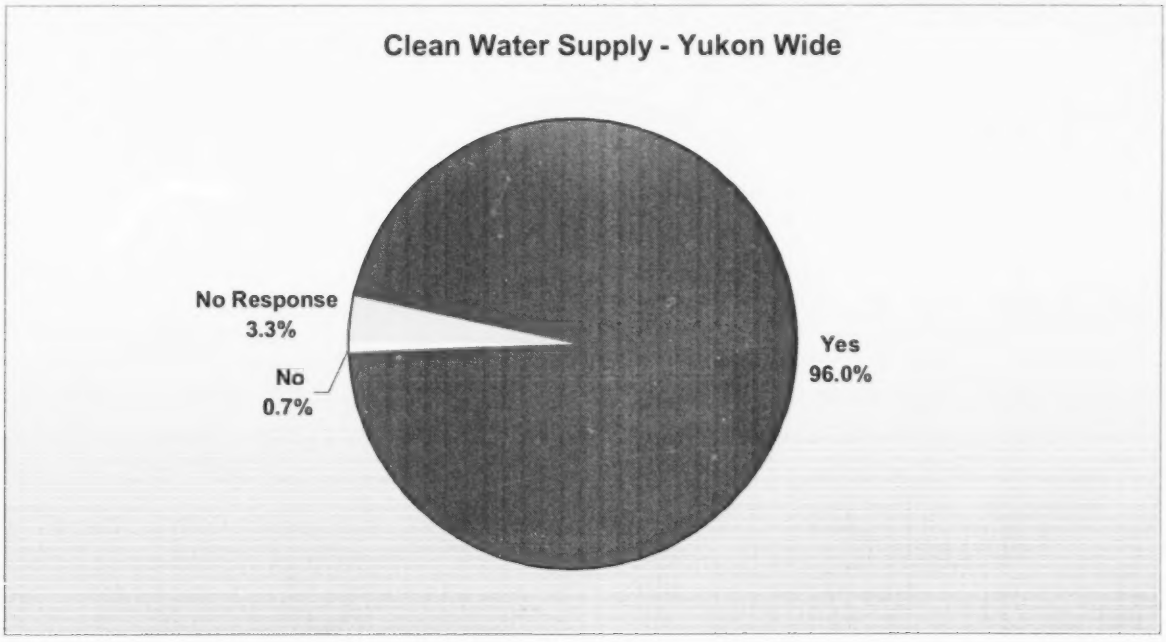


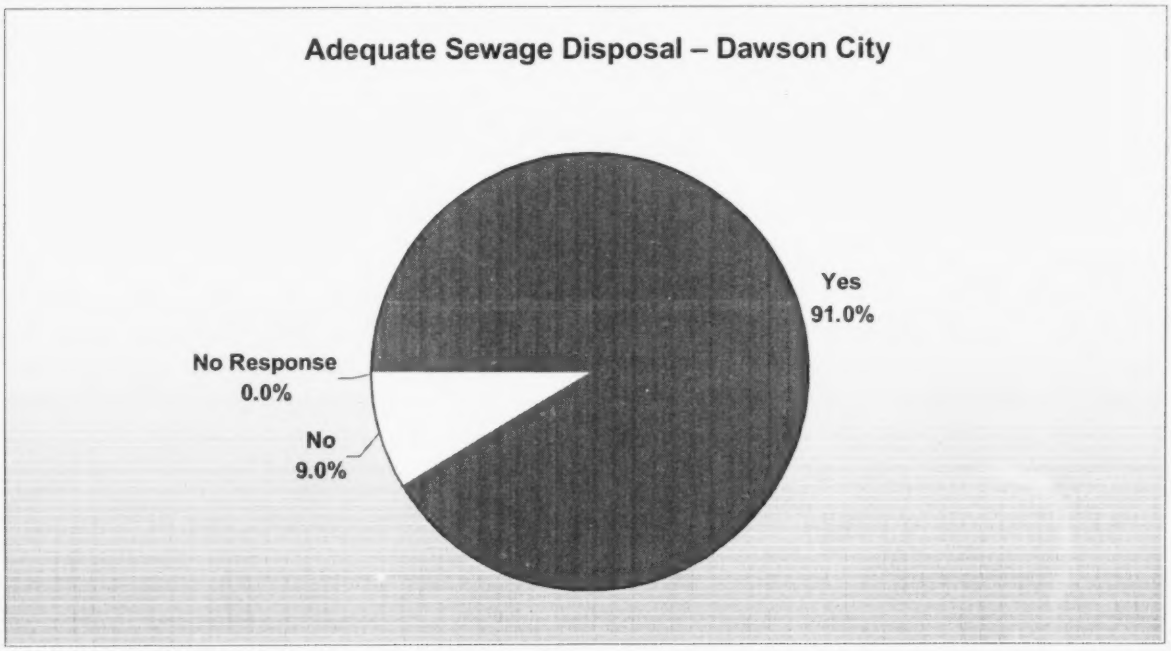


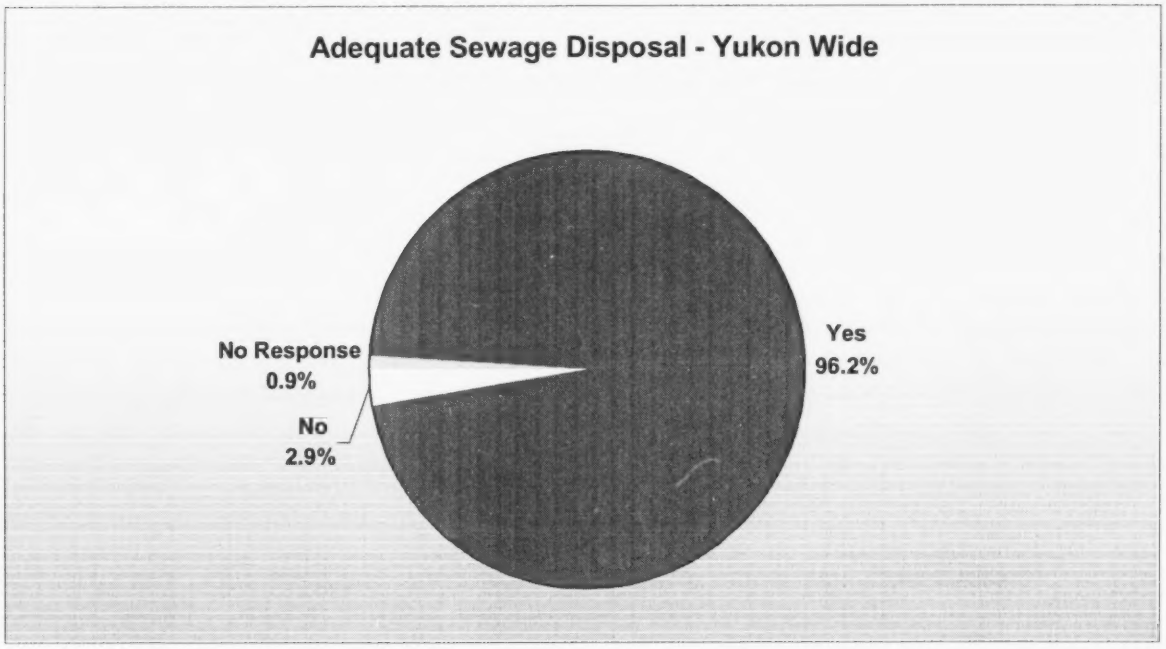
HIGHLIGHTS

- Although the percentage of respondents in Dawson who said "No" was similar to the percentage of respondents who said "No" in Yukon, there was a significantly higher "non-response" in Dawson than there was territorially.

1.4.6 SEWAGE DISPOSAL

The following pie charts show the percentage of households that have adequate sewage disposal:



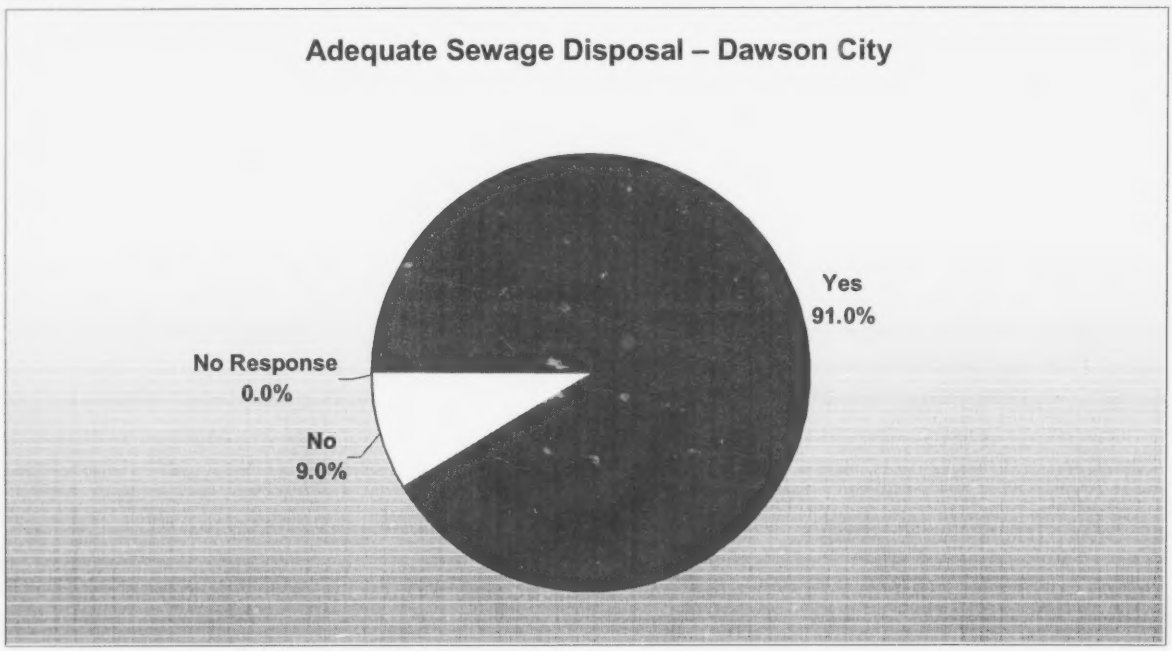


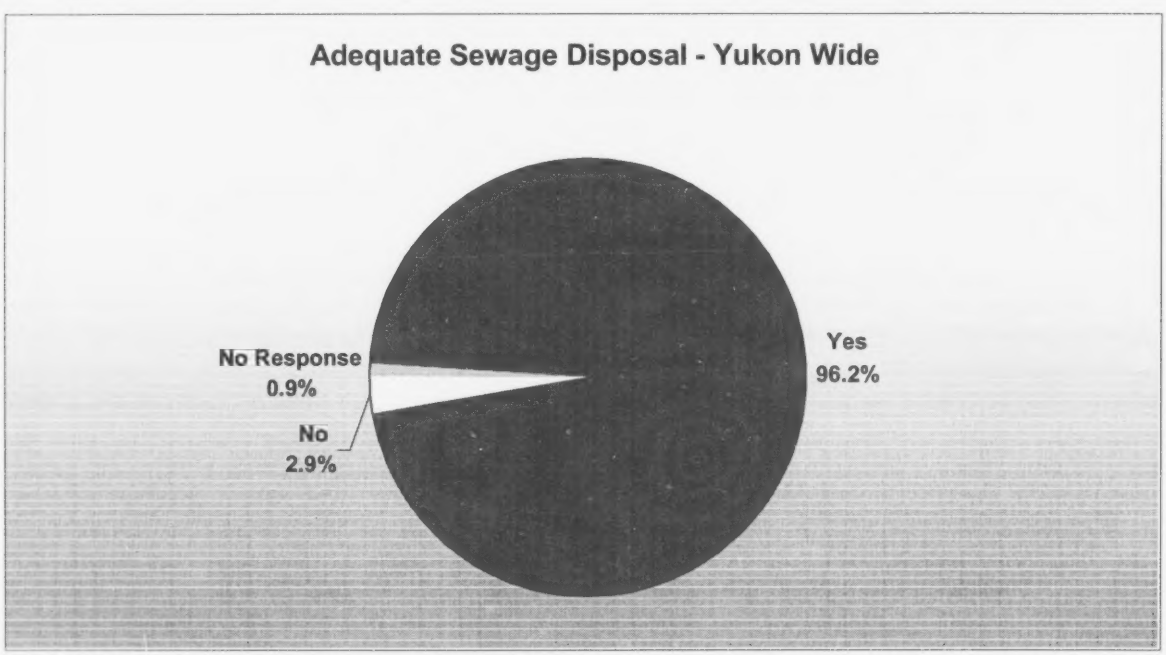
HIGHLIGHTS

- Nine percent of households in Dawson City said they did not have adequate sewage disposal. This compares with about 3 percent Yukon wide.

1.4.6 SEWAGE DISPOSAL

The following pie charts show the percentage of households that have adequate sewage disposal:





HIGHLIGHTS

- Nine percent of households in Dawson City said they did not have adequate sewage disposal. This compares with about 3 percent Yukon wide.

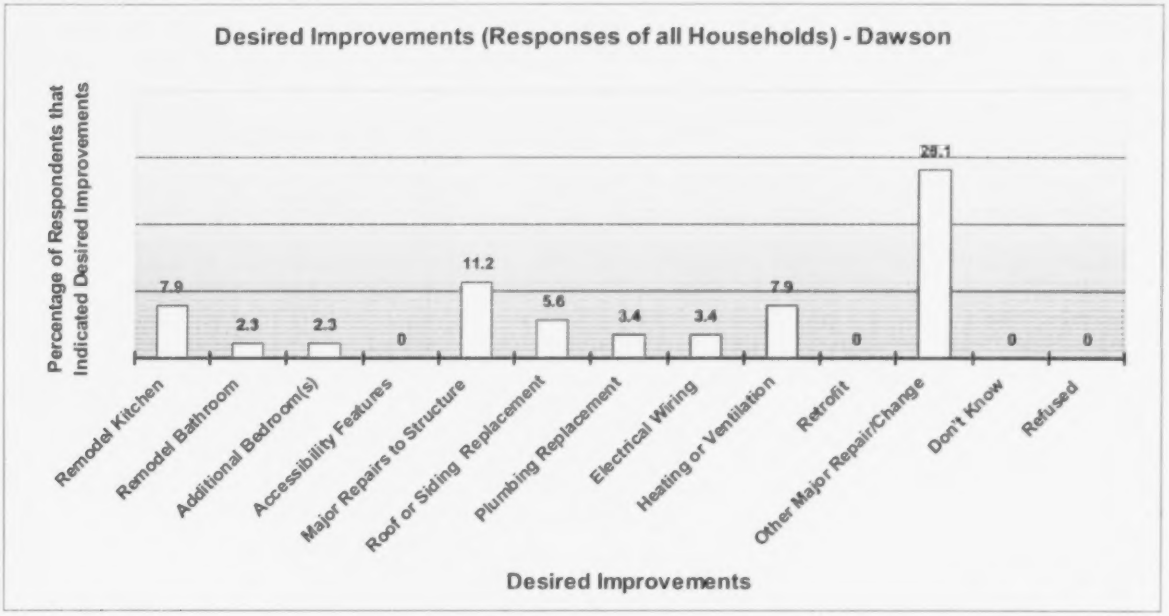
1.5 DESIRED IMPROVEMENTS

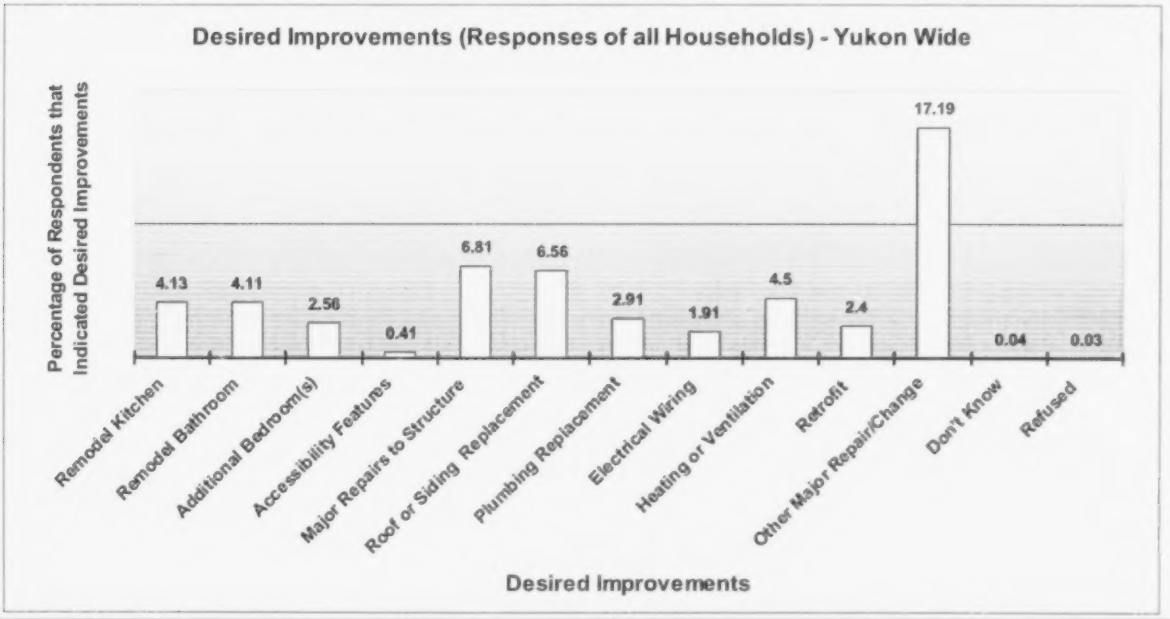
Respondents were asked what types of changes or repairs they would like to make in the next two years. The next sub-theme shows the percentage of households that desire improvements:

⇒ **DESIRED IMPROVEMENTS.**

1.5.1 DESIRED IMPROVEMENTS

"Major Repairs to Structure" includes repairs to walls, foundation, floors and ceiling. "Other Major Repair/Change" addresses the development of and/or addition of new space. These bar charts show the percentage of respondents who indicated various desired improvements.



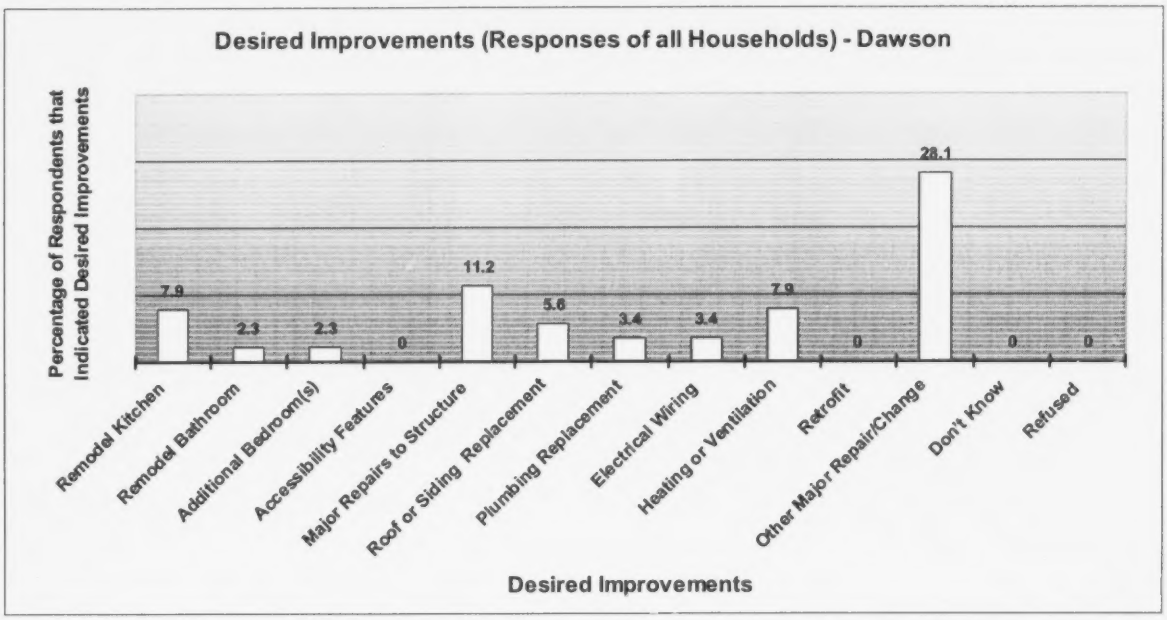


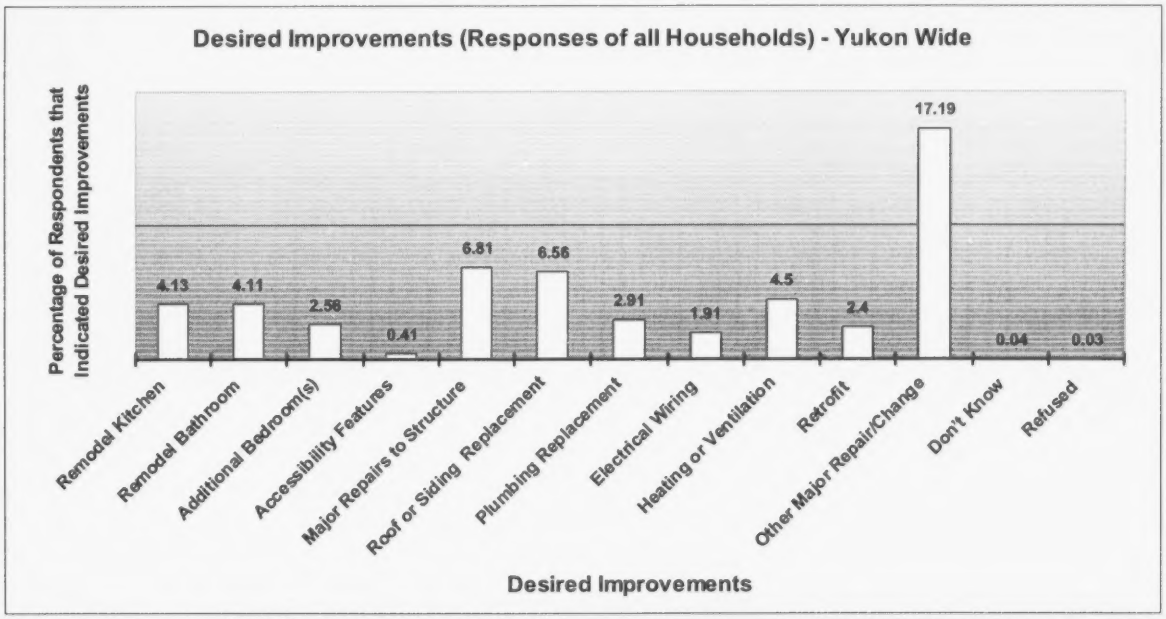
HIGHLIGHTS

- Dawson City and Yukon wide results are similar.
- There are a large variety of types of desired improvements.
- Apart from the non-specific "other" category, "Repairs to Structure", "Heating or Ventilation", and "Remodel Kitchen" improvements are most desired in Dawson City.

1.5.1 DESIRED IMPROVEMENTS

"Major Repairs to Structure" includes repairs to walls, foundation, floors and ceiling. "Other Major Repair/Change" addresses the development of and/or addition of new space. These bar charts show the percentage of respondents who indicated various desired improvements.





HIGHLIGHTS

- Dawson City and Yukon wide results are similar.
- There are a large variety of types of desired improvements.
- Apart from the non-specific "other" category, "Repairs to Structure", "Heating or Ventilation", and "Remodel Kitchen" improvements are most desired in Dawson City.

2 DWELLING AFFORDABILITY

Dwelling affordability is a measure of the ability of the occupants of a dwelling to pay for their housing. Dwelling affordability was determined using ranges of incomes and ranges of expenses. Using these ranges, and the standard of 30 percent shelter cost to income ratio as a cut-off, it was possible to determine households where there was an affordability problem, households where there was no affordability problem, and households where there was a "possible" affordability problem. There were also households where respondents did not provide household income and/or expense information. These fell into the "insufficient data" category.

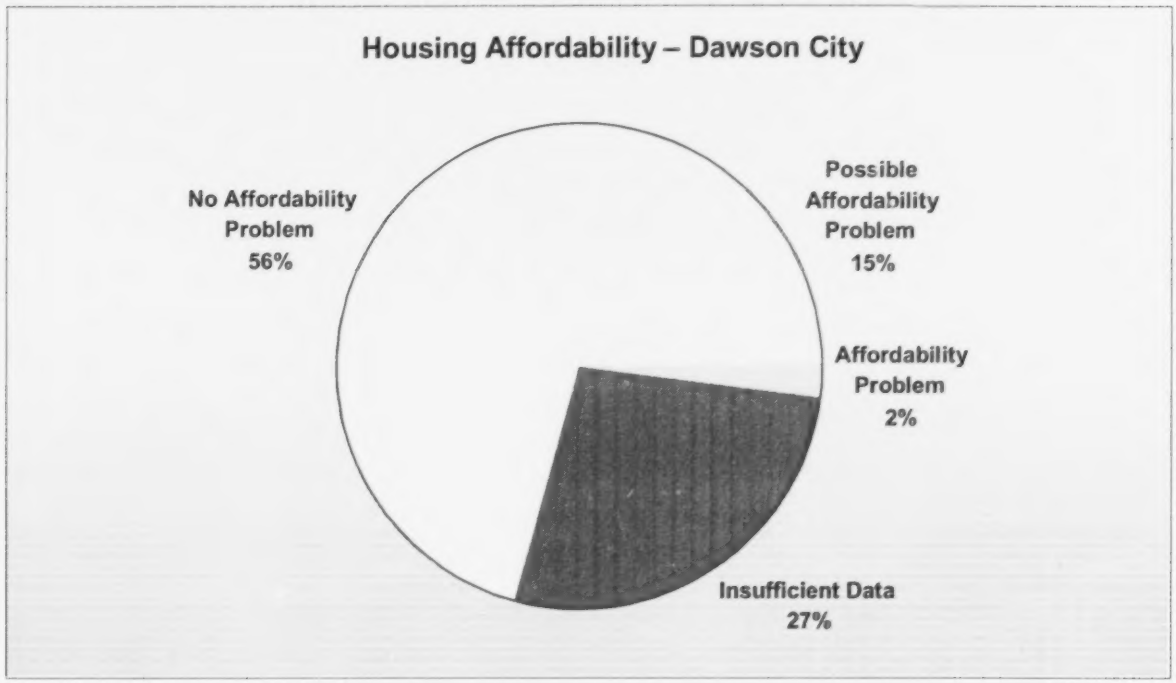
2.1 PRESENCE OR ABSENCE OF AFFORDABILITY PROBLEM

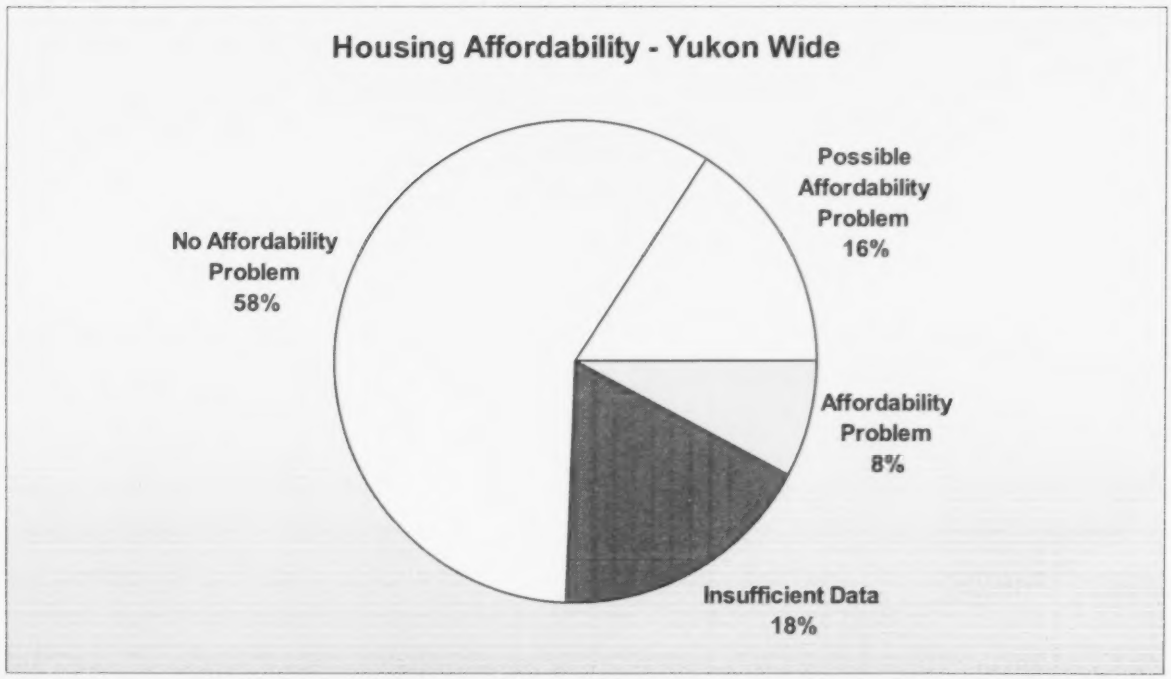
Respondents were asked whether they had an affordability problem. The next sub-theme shows dwelling affordability in Dawson City and in the Yukon:

⇒ **AFFORDABILITY.**

2.1.1 AFFORDABILITY

The following pie charts show the percentage of households in each category:



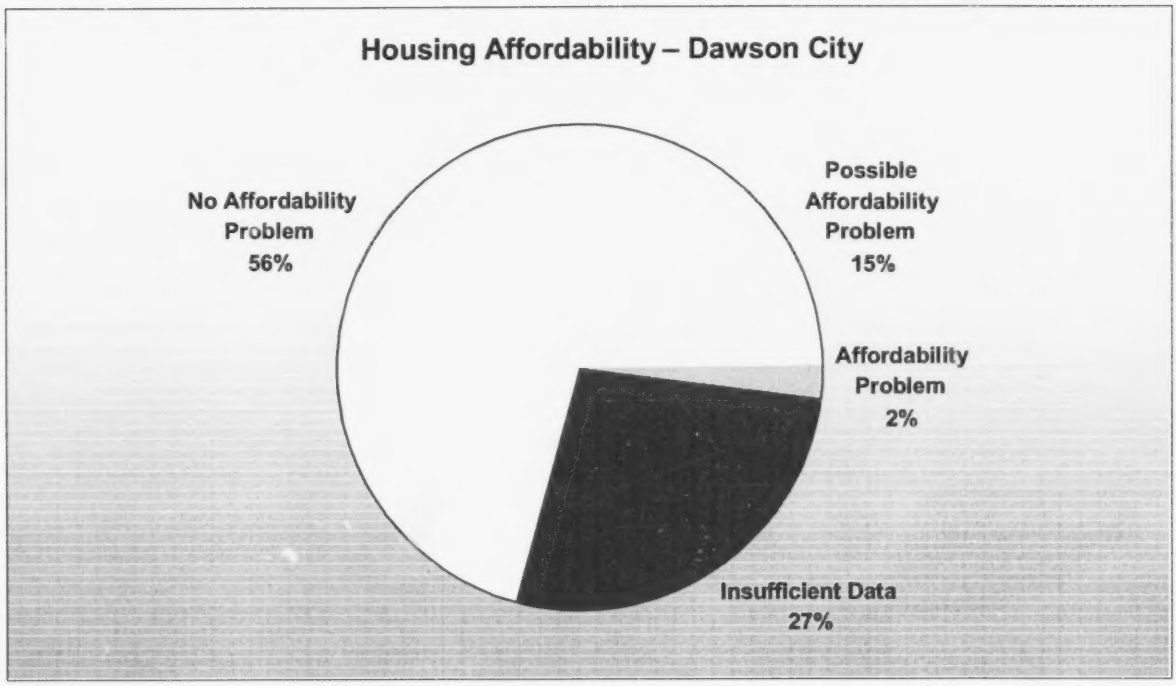


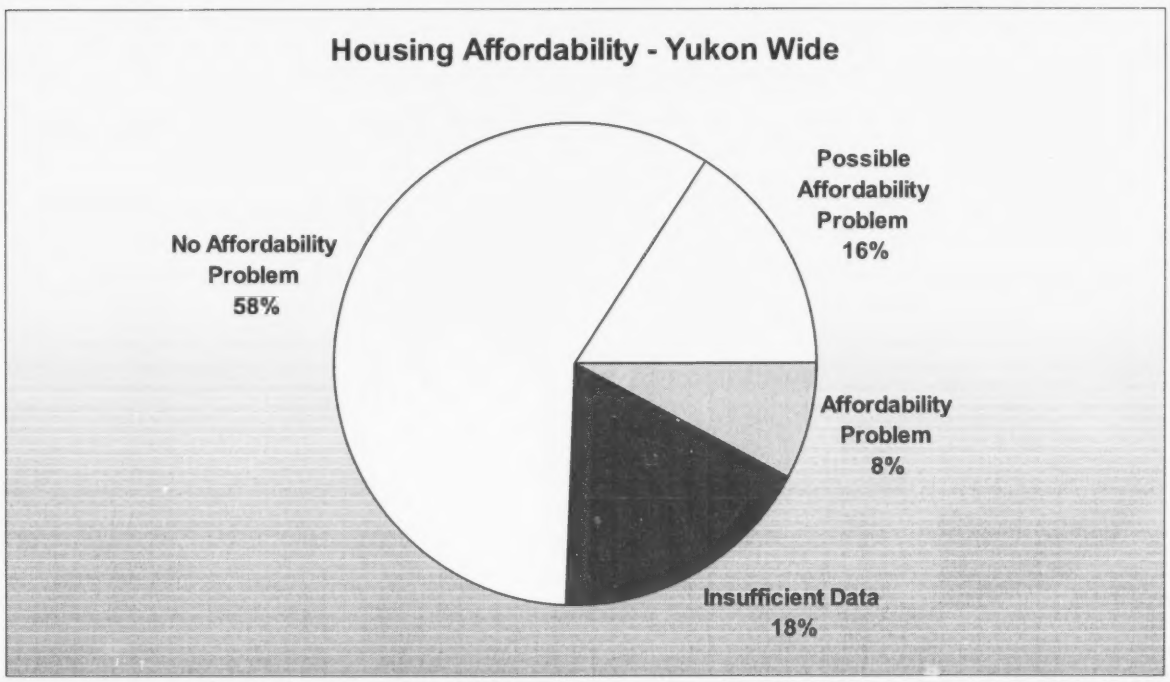
HIGHLIGHTS

- In Dawson City, only 2 percent of households indicated having an affordability problem where they are spending more than 30 percent of their income on shelter costs. This compares to 8 percent territorially.

2.1.1 AFFORDABILITY

The following pie charts show the percentage of households in each category:





HIGHLIGHTS

- In Dawson City, only 2 percent of households indicated having an affordability problem where they are spending more than 30 percent of their income on shelter costs. This compares to 8 percent territorially.

3 DWELLING SUITABILITY

"Dwelling suitability" in housing refers to the appropriateness of the dwelling for the people living in it including factors such as crowding and accessibility.

3.1 CROWDING

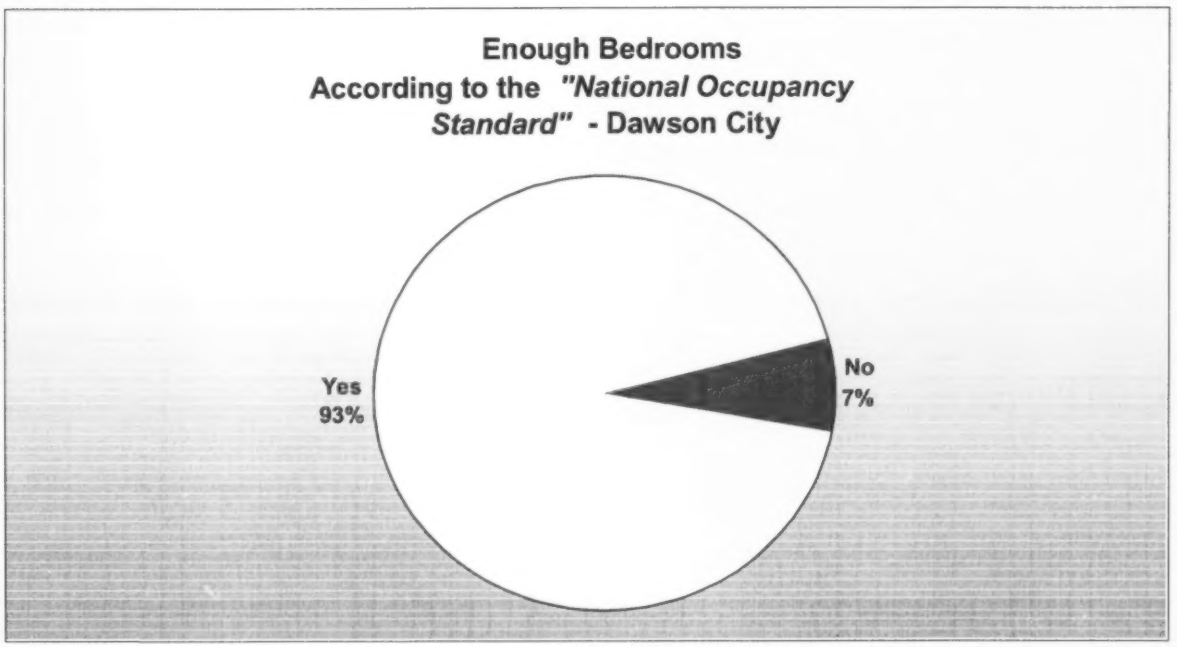
The National Occupancy Standard stipulates, for example, a minimum number of bedrooms required in a dwelling depending on the age and gender composition of the household. According to this standard, for example, separate bedrooms are required for each adult over the age of 18 unless that adult is in a married or common-law relationship with another household member. The next two sub-themes address crowding:

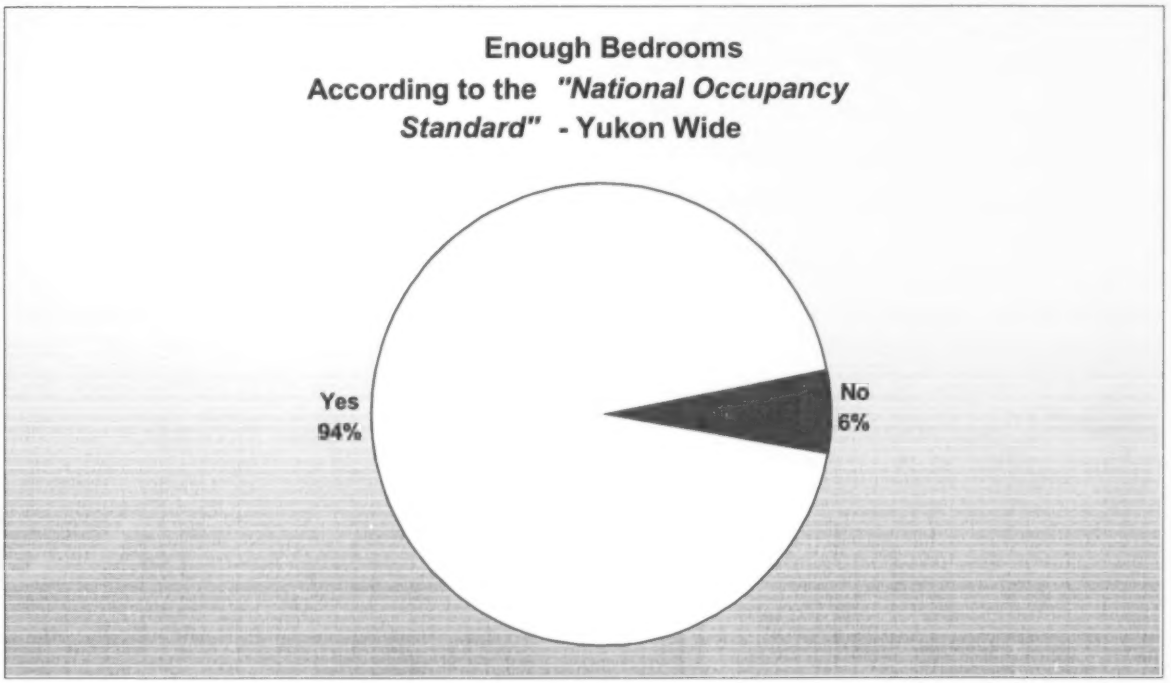
⇒ **BEDROOMS,**

⇒ **PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS.**

3.1.1 BEDROOMS

The following pie charts show the percentage of households with enough bedrooms:



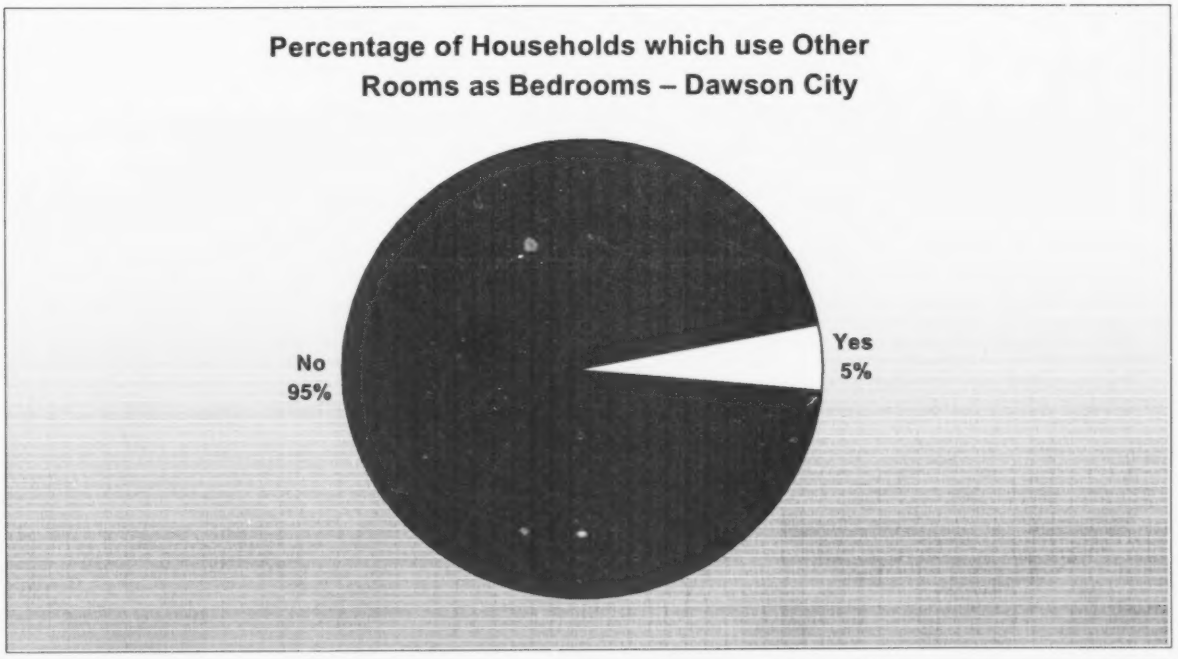


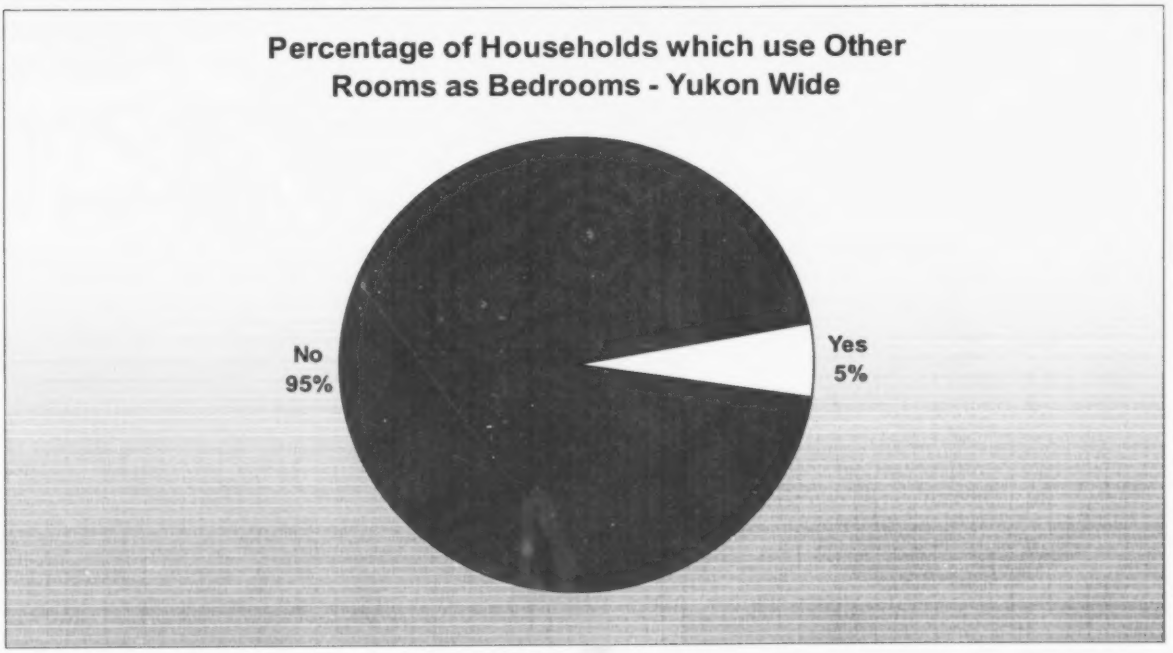
HIGHLIGHTS

- Dawson City and Yukon wide results are similar.
- According to the *National Occupancy Standard*, about 7 percent of all households in Dawson City and 6 percent in the Yukon in general do not have enough bedrooms.

3.1.2 PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS

Some households use rooms other than bedrooms as bedrooms. The percentage of households that do this is shown below for both Dawson City and the Yukon in general.





HIGHLIGHTS

- 5 percent of households in Dawson City do not use other rooms as bedrooms. This is the same in the rest of the Yukon.

3.2 ACCESSIBILITY FOR DISABLED AND ELDERLY

Another factor used in determining the suitability of housing is accessibility of the dwelling for those households with one or more disabled members. In order to determine the importance of this factor, the number of households that have disabled members must be determined. This information is shown in the next three sub-themes:

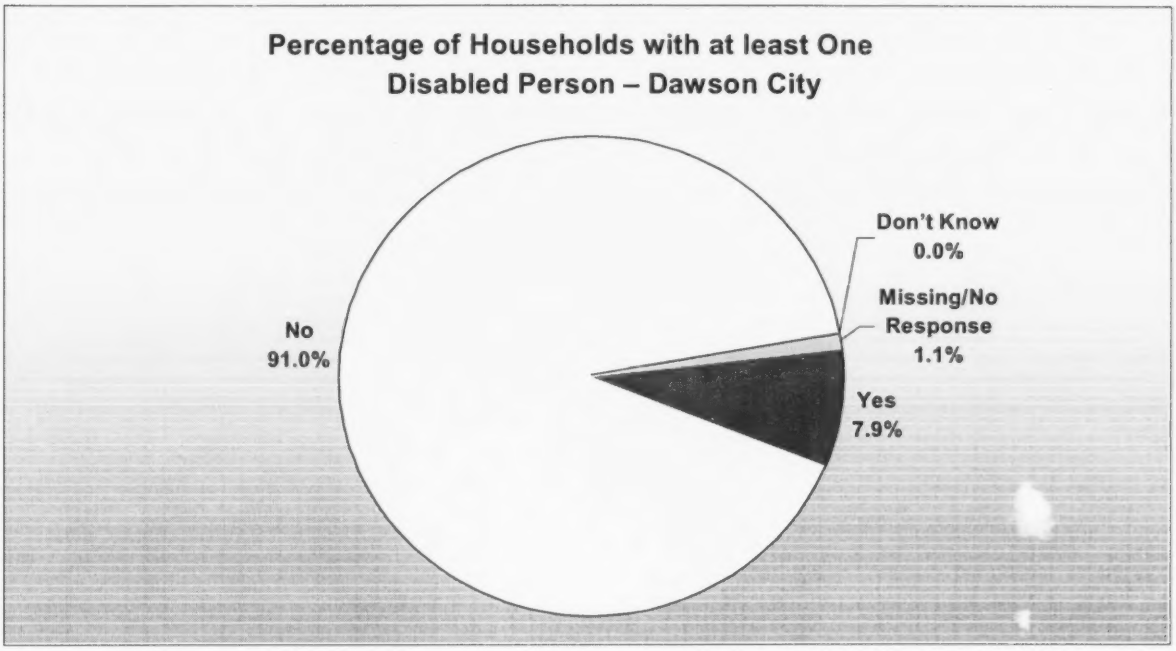
⇒ **PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON,**

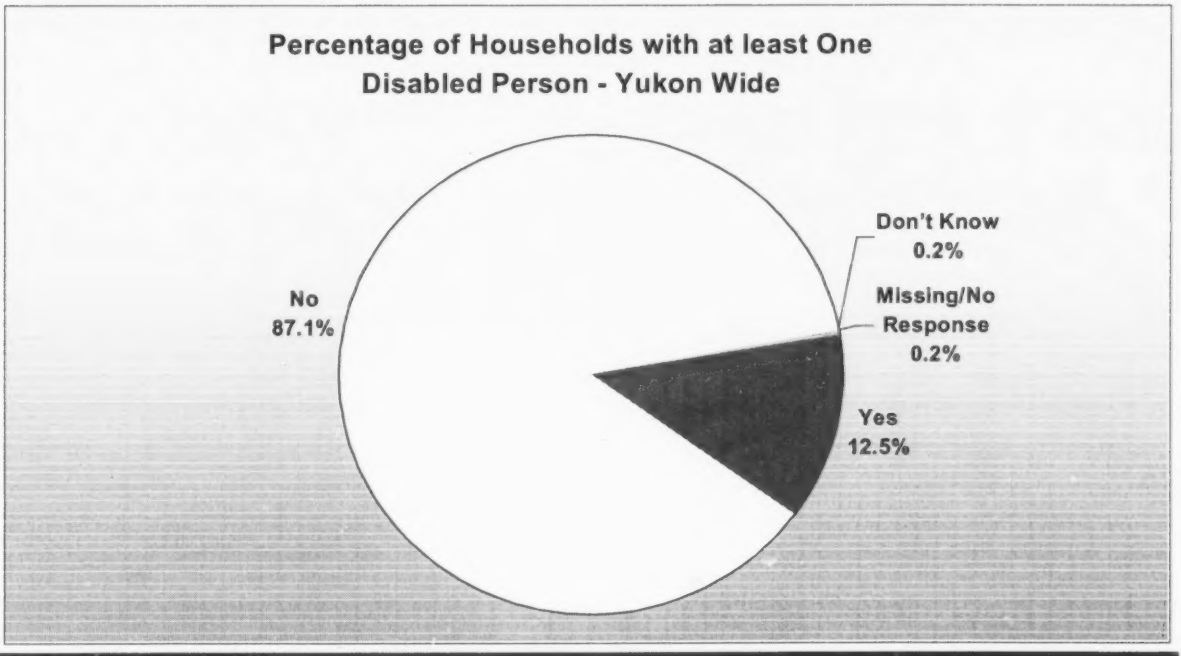
⇒ **NUMBER OF DISABLED PEOPLE IN HOUSEHOLD,**

⇒ **ACCESSIBILITY FEATURE(S) REQUIRED.**

3.2.1 PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON

"Disability" was defined as either a mobility impairment requiring a wheelchair, other mobility impairment (for example, arthritis), visual, auditory, or other disability. The following pie charts show the percentage of households that have at least one disabled person.



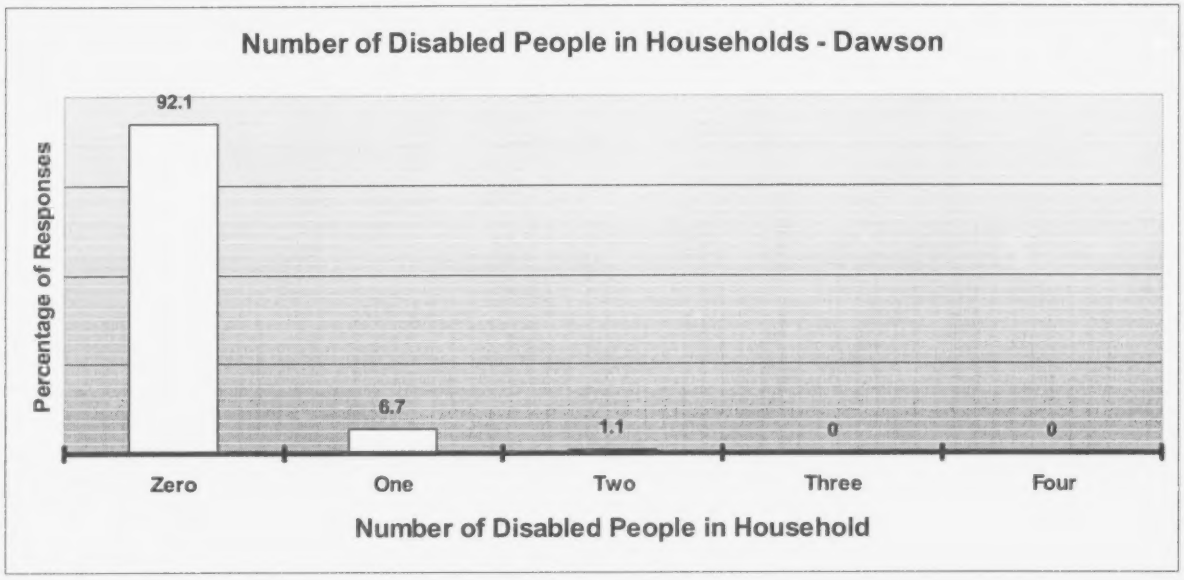


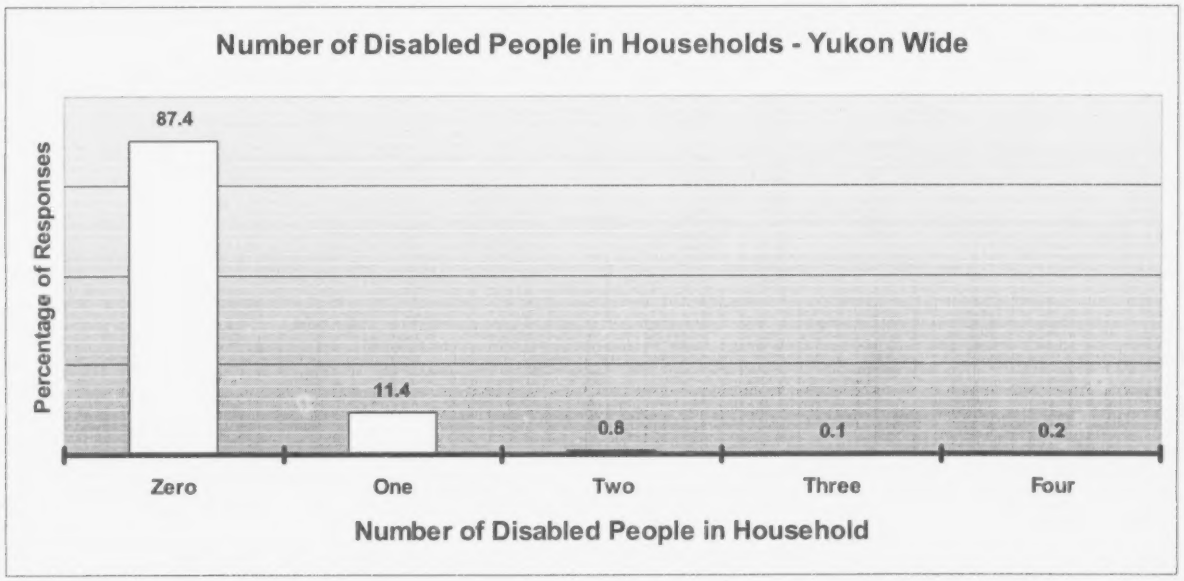
HIGHLIGHTS

- A significantly lower percentage of households in Dawson City have a disabled person than do households in the territory generally. About 8 percent of households in Dawson City have at least one disabled person compared with almost 13 percent of households across the Yukon.

3.2.2 NUMBER OF DISABLED PEOPLE IN HOUSEHOLD

These bar charts illustrate the percentage of households with zero, one, two, three or four disabled people.



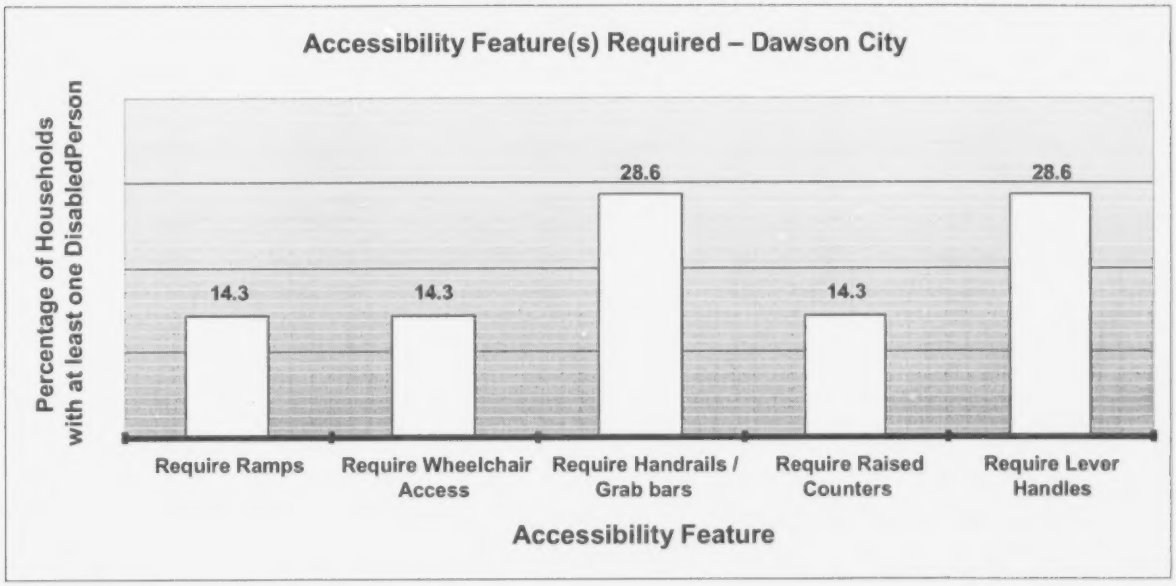


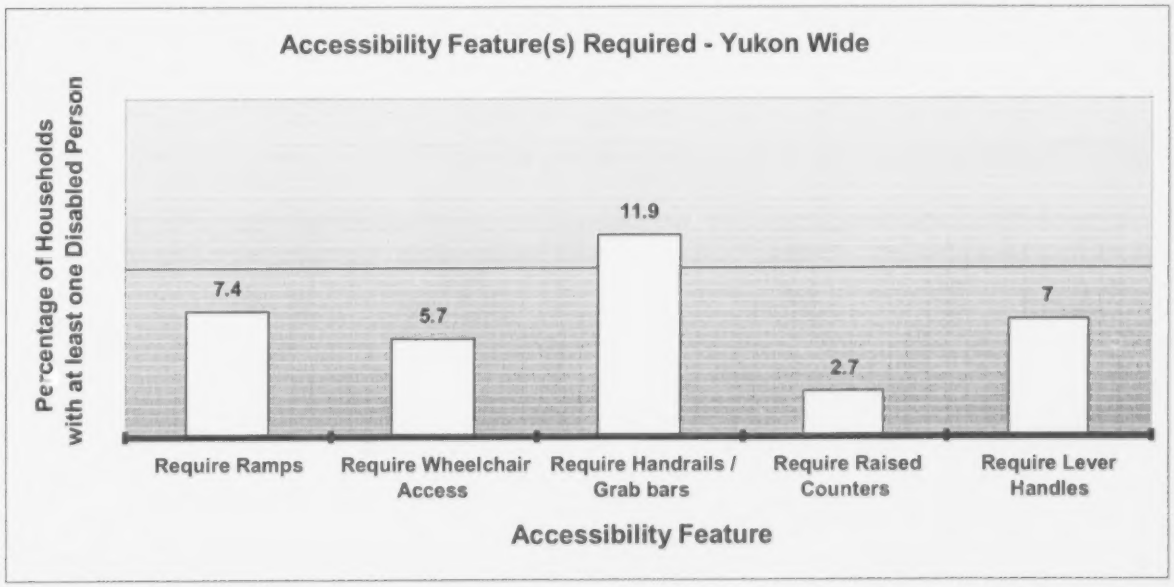
HIGHLIGHTS

- Dawson City and Yukon wide results are similar.
- The majority of households with at least one disabled person have one disabled person.
- Across the Yukon approximately 130 households have more than two disabled members.

3.2.3 ACCESSIBILITY FEATURE(S) REQUIRED

These bar charts illustrate the kinds of features required by households with at least one disabled person.





HIGHLIGHTS

- The need for accessibility features is higher in Dawson City than it is Yukon wide generally.
- Dawson City households with disabled people are not as well equipped as similar households throughout the territory.

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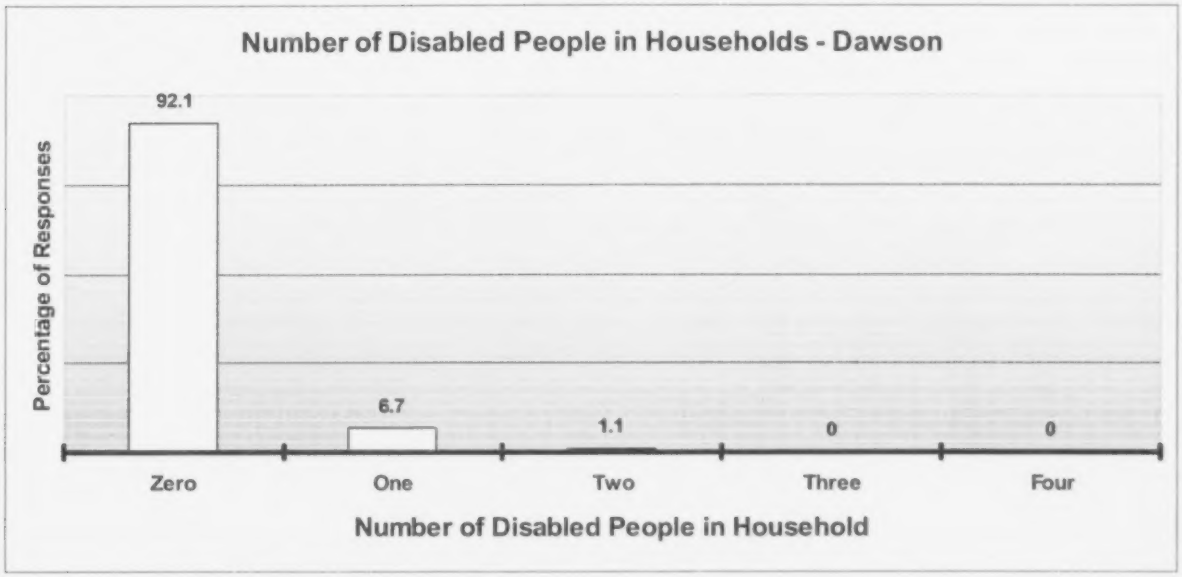
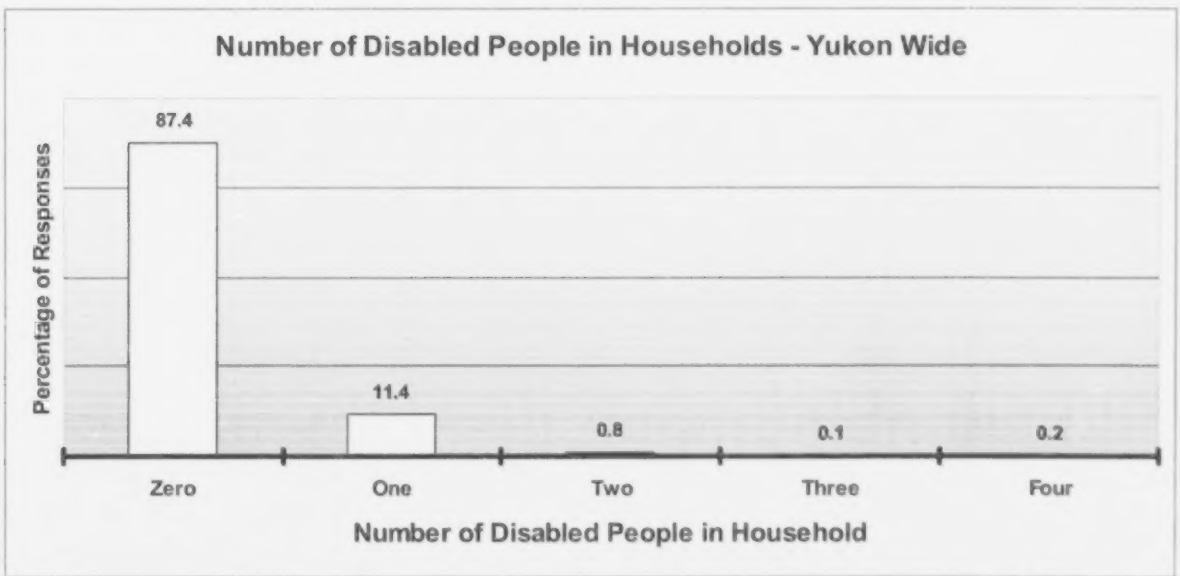
These bar charts illustrate the percentage of households with zero, one, two, three or four disabled people.





HIGHLIGHTS

- Dawson City and Yukon wide results are similar.
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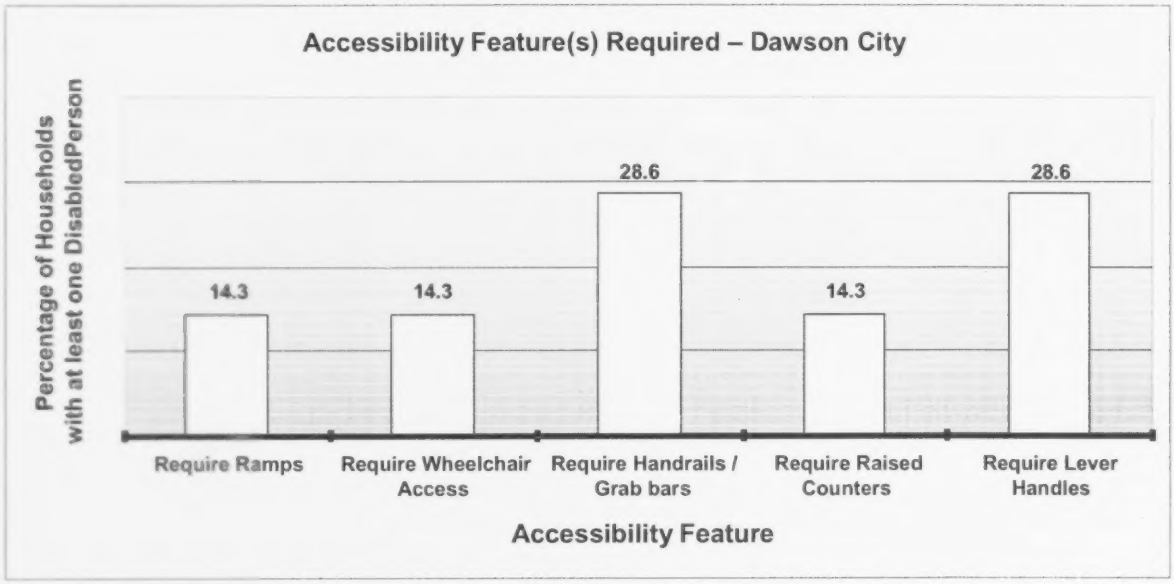
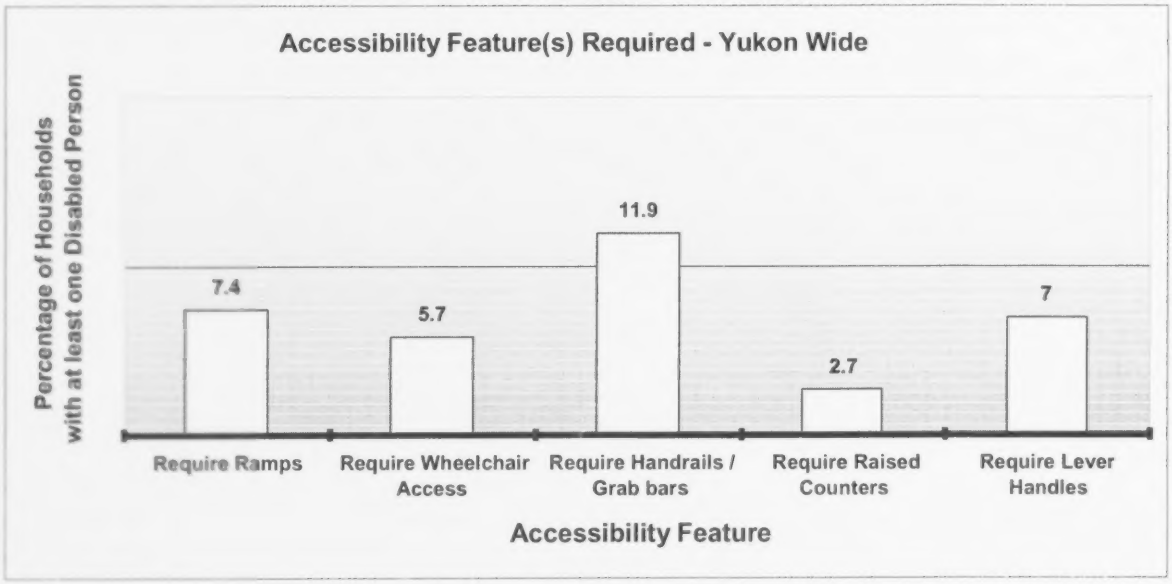




HIGHLIGHTS

- The need for accessibility features is higher in Dawson City than it is Yukon wide generally.
- Dawson City households with disabled people are not as well equipped as similar households throughout the territory.

4 ACCESS TO HOME OWNERSHIP

This category of information helps us to determine why renters have chosen to remain renters rather than buying a dwelling.

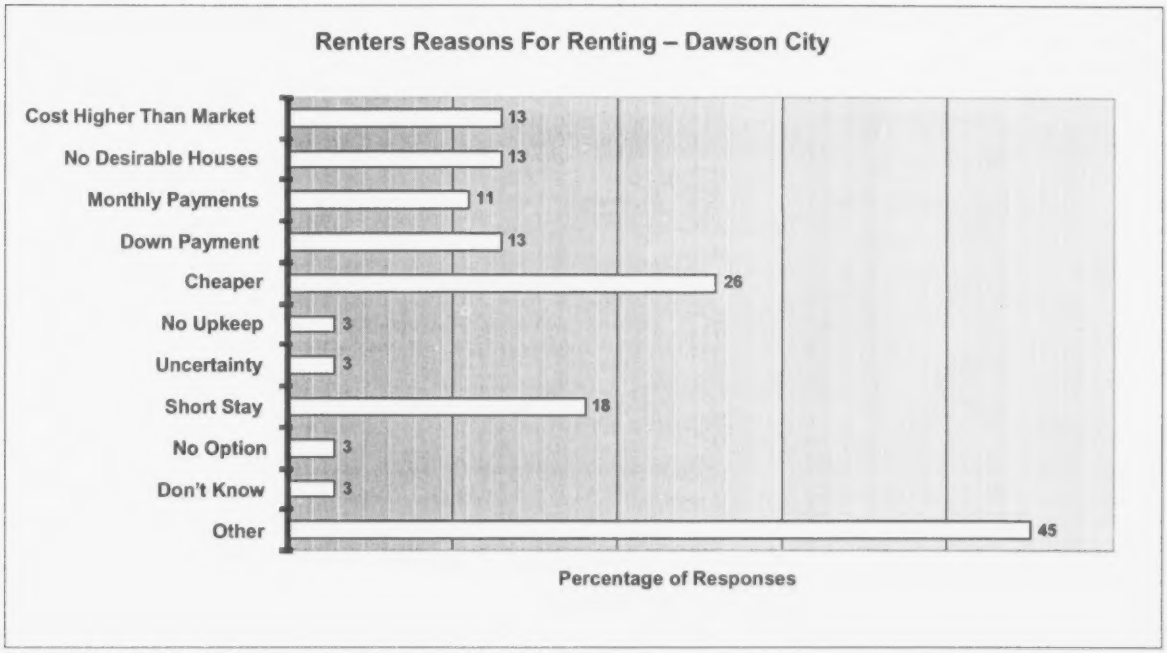
4.1 RENTERS

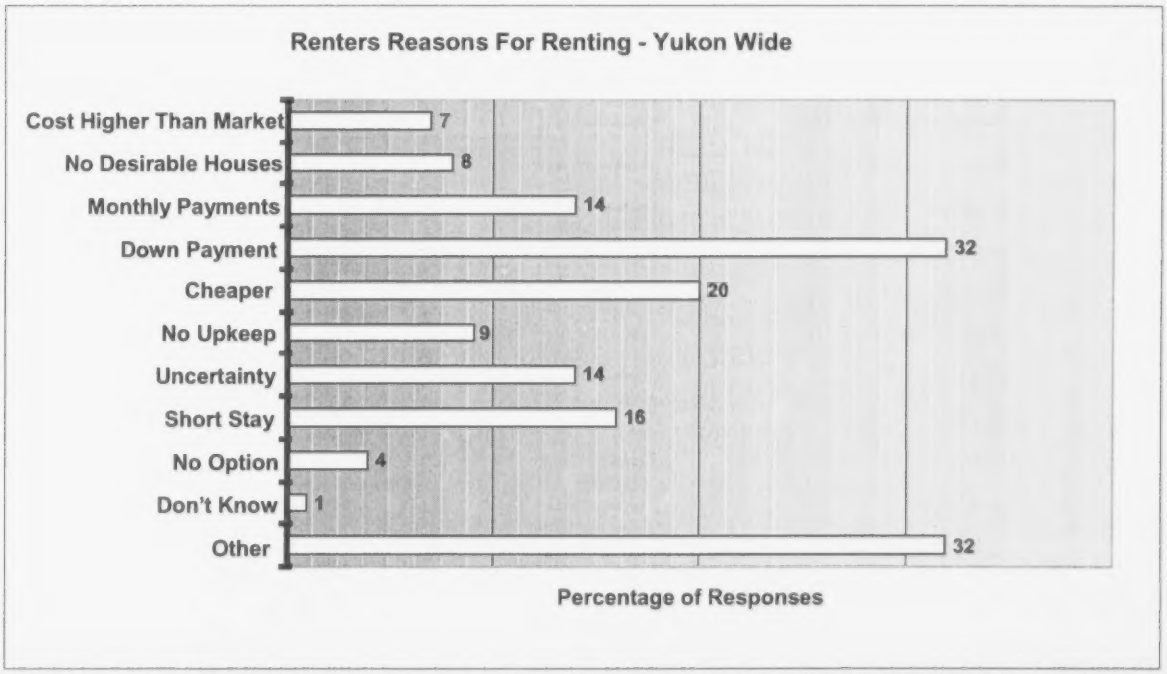
The next sub-theme shows the responses of renters when asked, "Why have you chosen to rent rather than purchase housing?"

⇒ **RENTERS REASONS FOR RENTING.**

4.1.1 RENTERS REASONS FOR RENTING

These bar charts show the responses of renters.





HIGHLIGHTS

- Dawson City numbers are similar to Yukon wide numbers.
- Aside from the unspecified "Other" answer, "Cheaper", and "Short Stay" were the most common answers.
- "Other" includes reasons not captured in another category.

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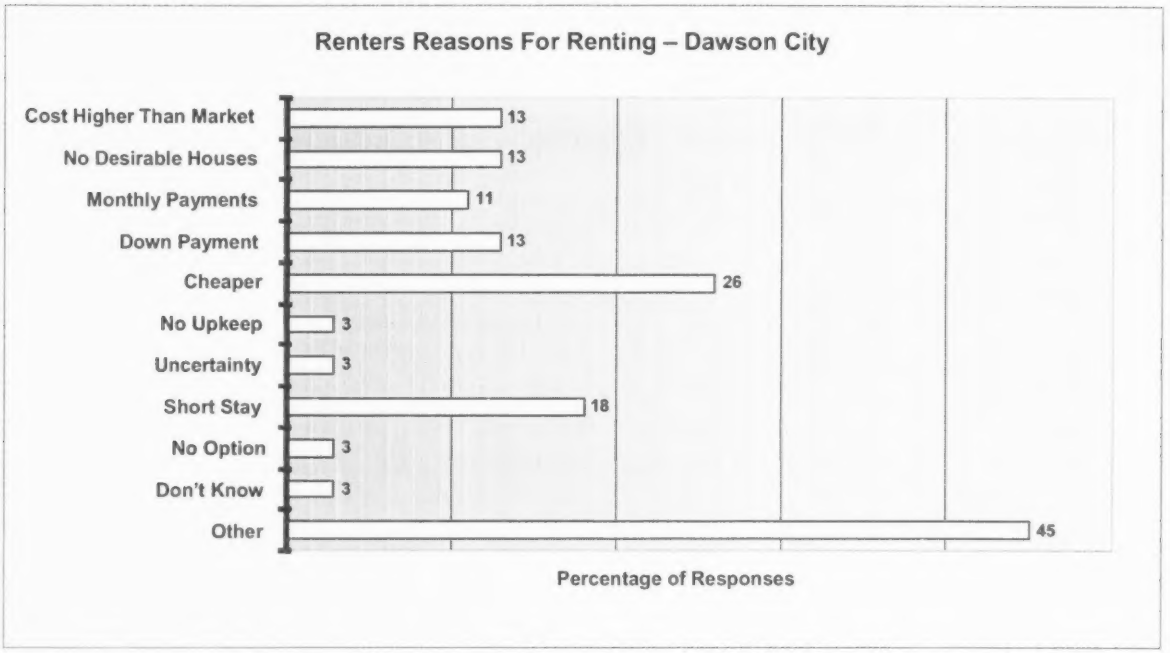
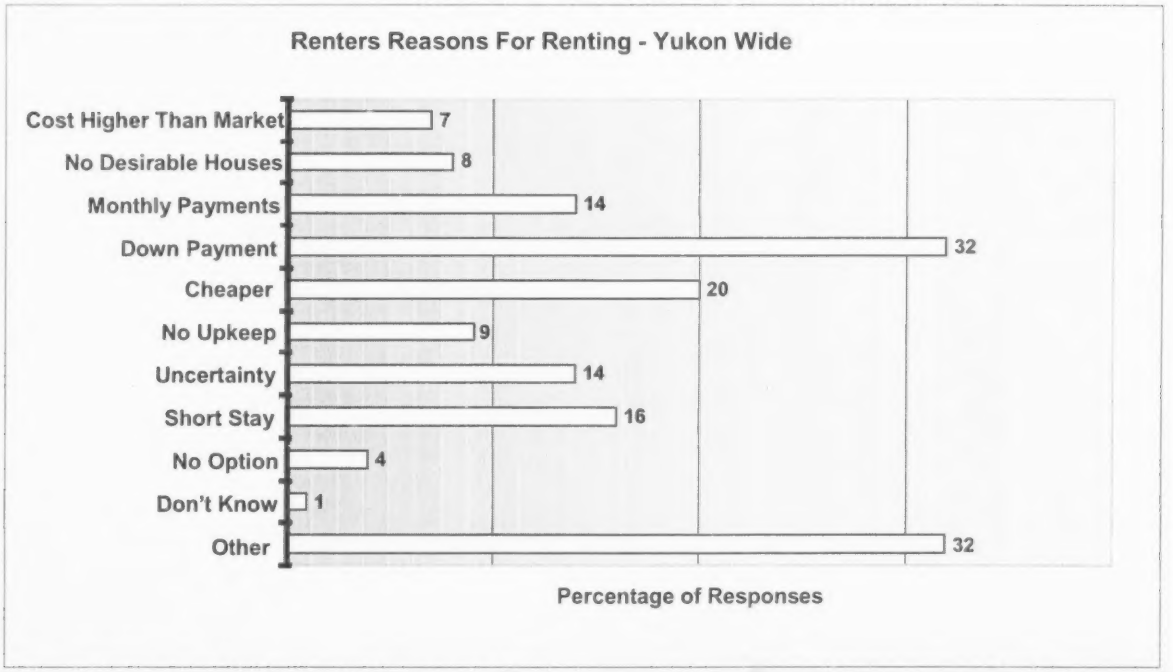




HIGHLIGHTS

- Dawson City numbers are similar to Yukon wide numbers.
- Aside from the unspecified "Other" answer, "Cheaper", and "Short Stay" were the most common answers.
- "Other" includes reasons not captured in another category.

5 SENIORS AND ELDERS NEEDS

The last set of housing quality indicators this study covers is the housing needs of seniors and elders. The study of the appropriateness of, and the need for adaptations in seniors and elders housing is essentially a sub-study of "Dwelling Suitability". However, because of our aging population, it has become increasingly important to understand the housing needs of this sub-group of the population. We have made a particular effort in this study to understand current, and probable future needs of this group. Again, in order to understand the importance of this, the number of households must be determined.

5.1 HOUSEHOLD TYPE

The following charts show the percentages of various types of households in the population. They also illustrate a range of housing quality indicators associated with the three kinds of households:

- *Senior Household*: refers to a household in which all members are 55 years of age and over.
- *Mixed Senior Household*: refers to a household in which there is at least one member 55 years of age and over, and at least one member less than 55 years.
- *Non-Senior Household*: refers to a household in which there are no members over the age of 55.

The next six sub-themes address household type:

⇒ **HOUSEHOLD TYPE BREAKDOWN,**

⇒ **HOUSEHOLD TYPE VERSUS REPAIR NEED,**

⇒ **HOUSEHOLD TYPE VERSUS BASIC HOUSEHOLD FACILITIES**

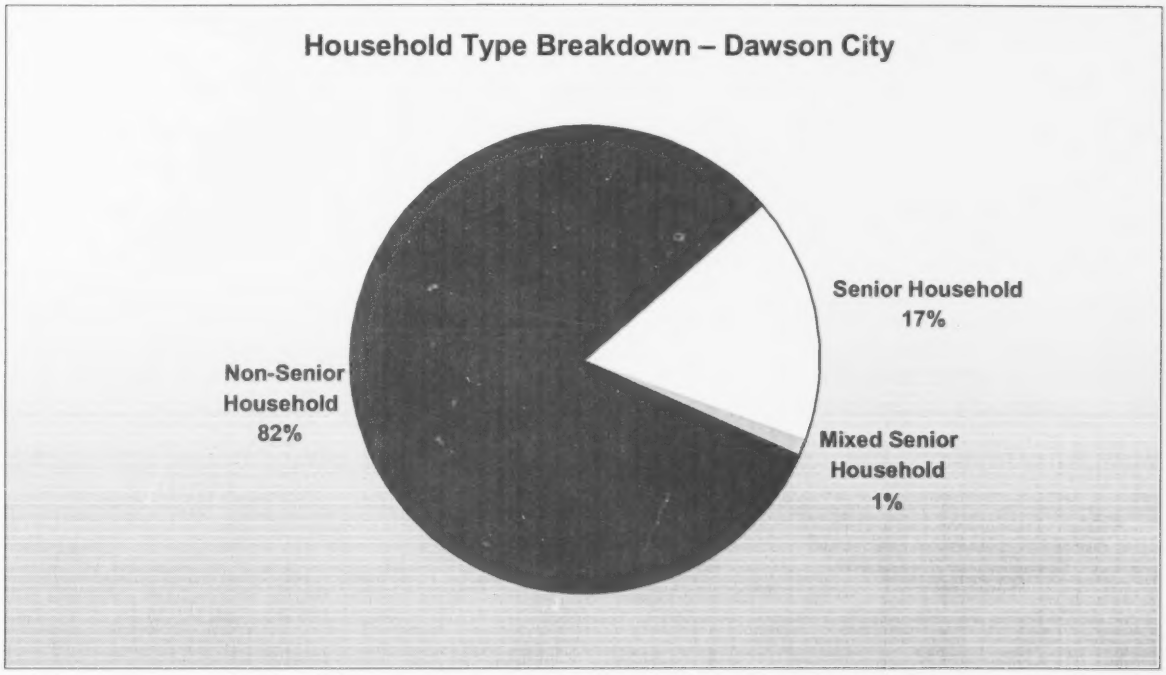
⇒ **DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE,**

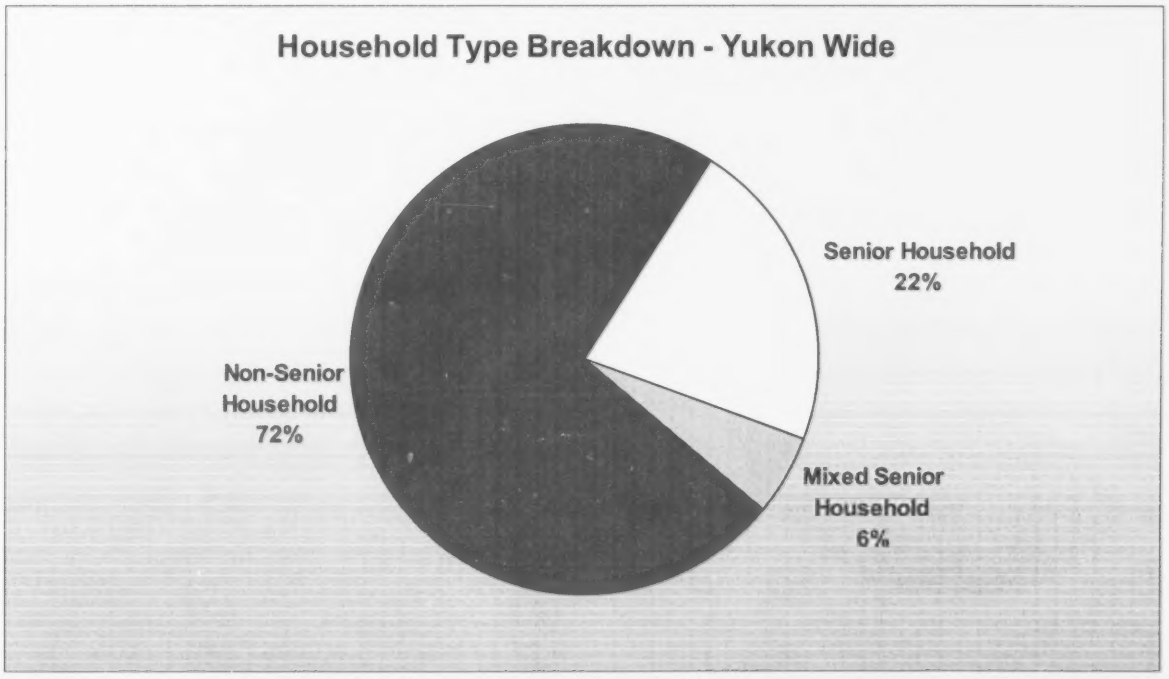
⇒ **DWELLING MANAGEABILITY FOR A SENIOR,**

⇒ **PROBLEMS A SENIOR WOULD HAVE LIVING IN THIS DWELLING.**

5.1.1 HOUSEHOLD TYPE BREAKDOWN

The following pie charts show household type breakdown:



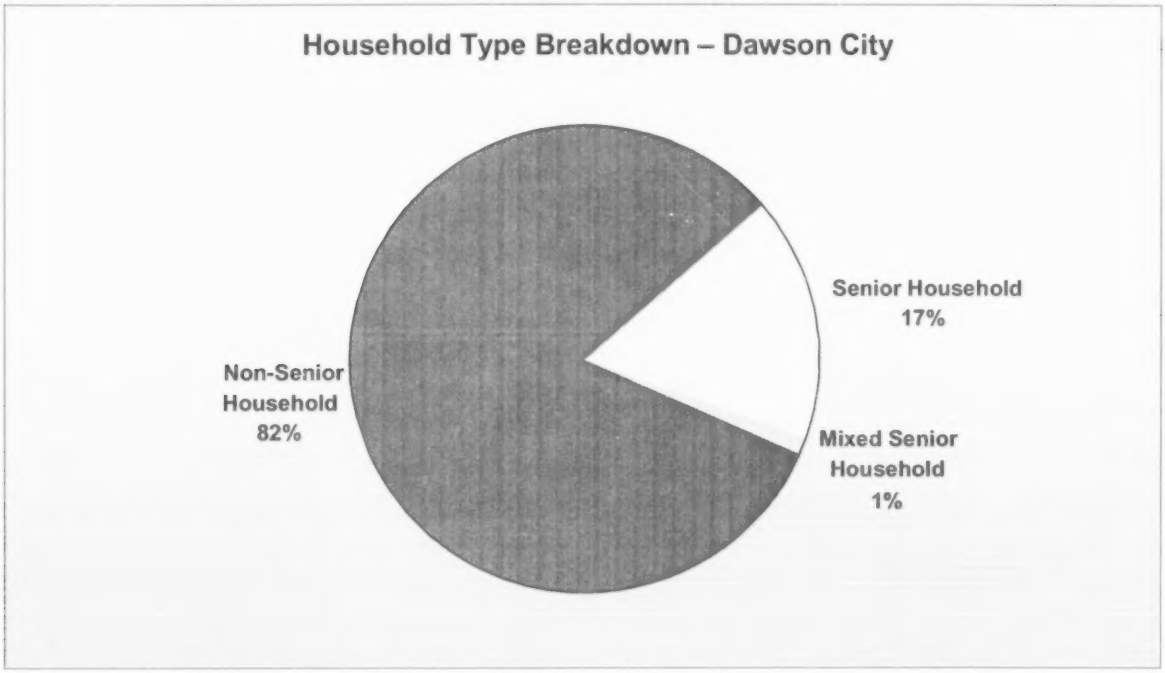


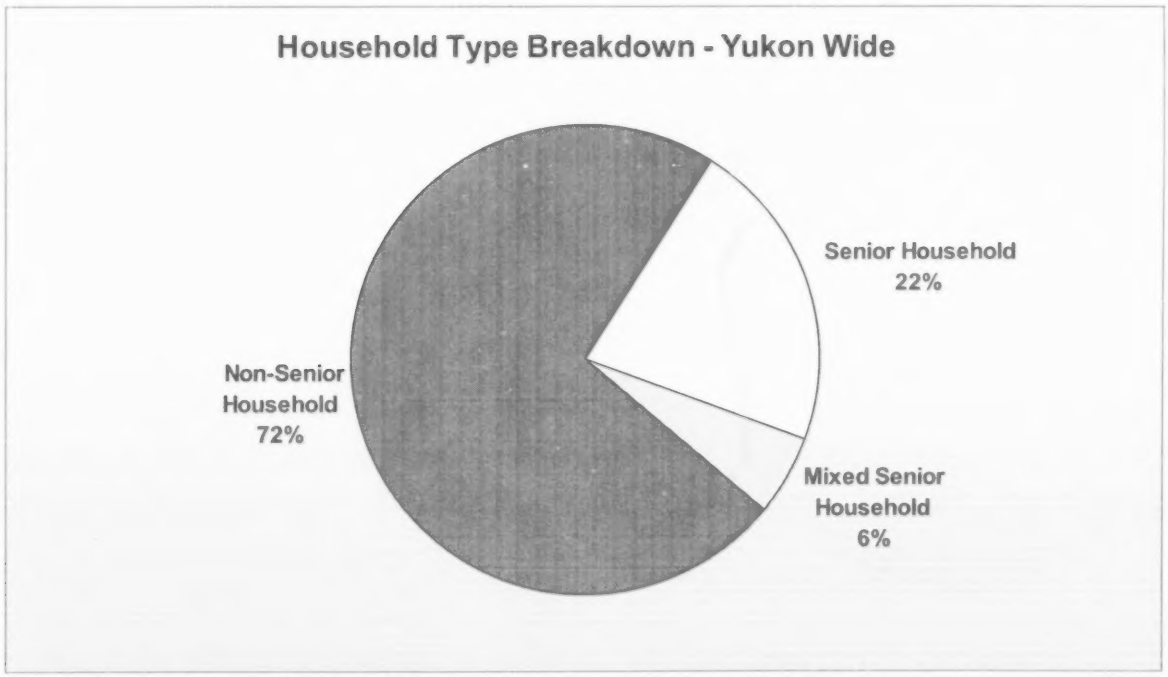
HIGHLIGHTS

- Dawson City percentages are significantly different from Yukon wide percentages.
- Senior and mixed senior households represent only 18 percent of all households in Dawson City. These two groups represent 28 percent of all households in the Yukon generally

5.1.1 HOUSEHOLD TYPE BREAKDOWN

The following pie charts show household type breakdown:



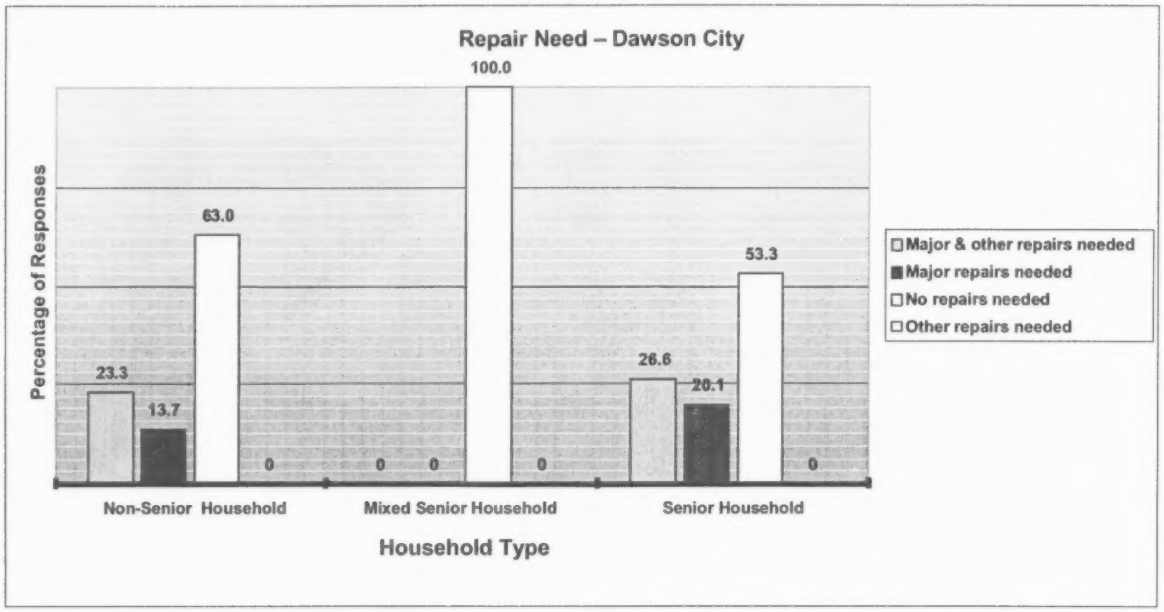


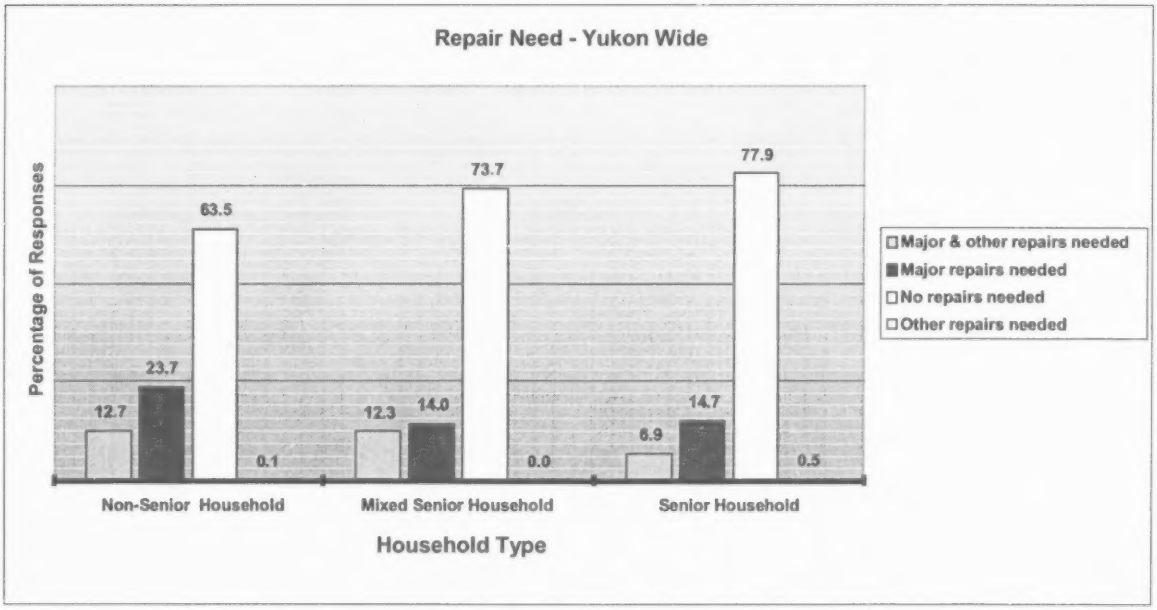
HIGHLIGHTS

- Dawson City percentages are significantly different from Yukon wide percentages.
- Senior and mixed senior households represent only 18 percent of all households in Dawson City. These two groups represent 28 percent of all households in the Yukon generally

5.1.2 HOUSEHOLD TYPE VERSUS REPAIR NEED

These bar charts are included to show the kinds of households that are in need of repair.



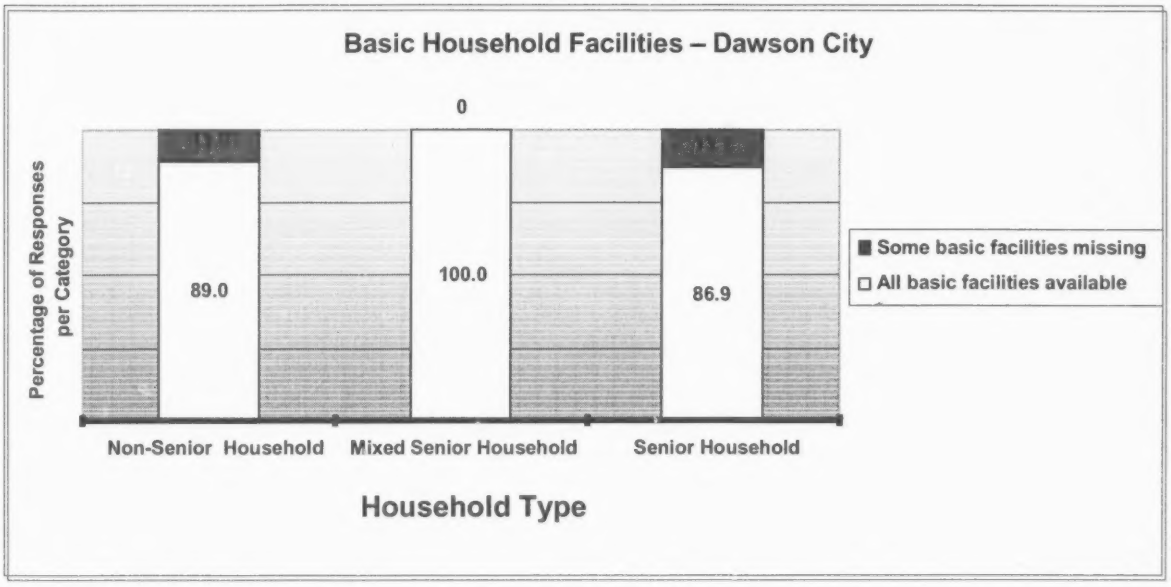


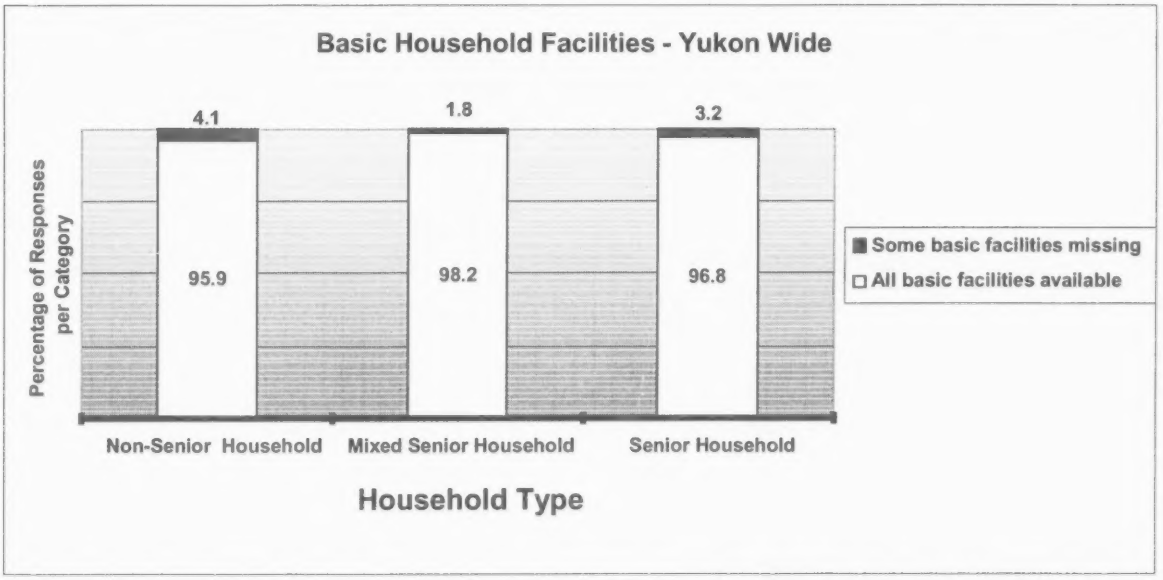
HIGHLIGHTS

- The need for repairs is higher in senior households in Dawson City than it is across the territory.
- 100 percent of mixed senior households do not require repairs. This represents one household.

5.1.3 HOUSEHOLD TYPE VERSUS BASIC HOUSEHOLD FACILITIES

These charts compare the kinds of households with the presence or absence of basic facilities.





HIGHLIGHTS

- A much greater percentage of "Non-Senior" and "Senior" Households in Dawson have some basic facilities missing than do these household groups territorially.
- 100 percent of mixed senior households have all basic facilities available. This represents one household.

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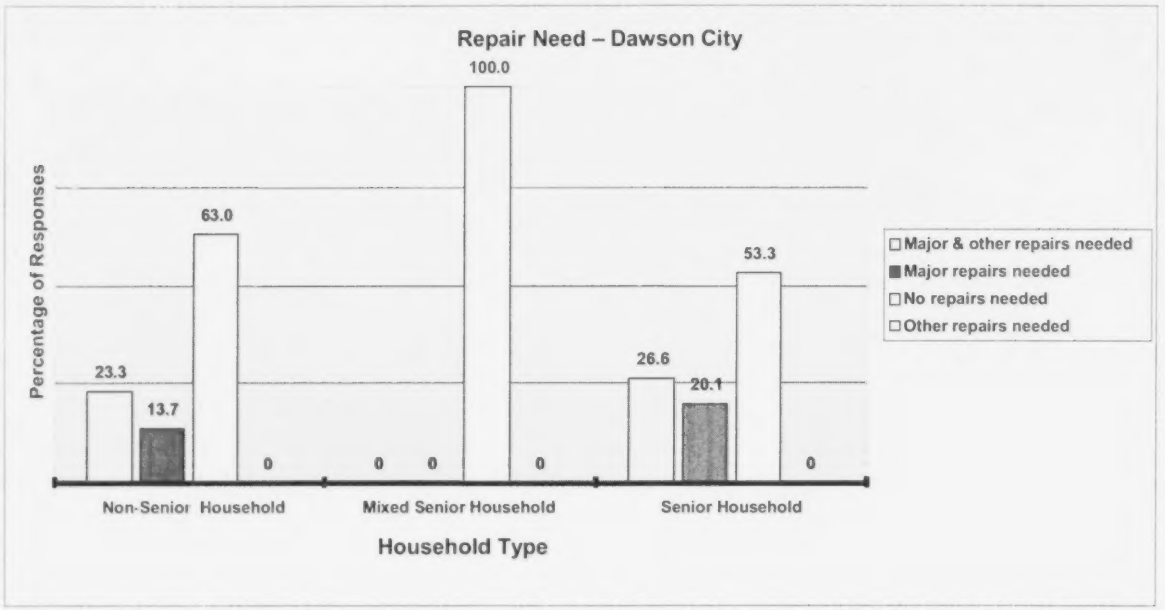

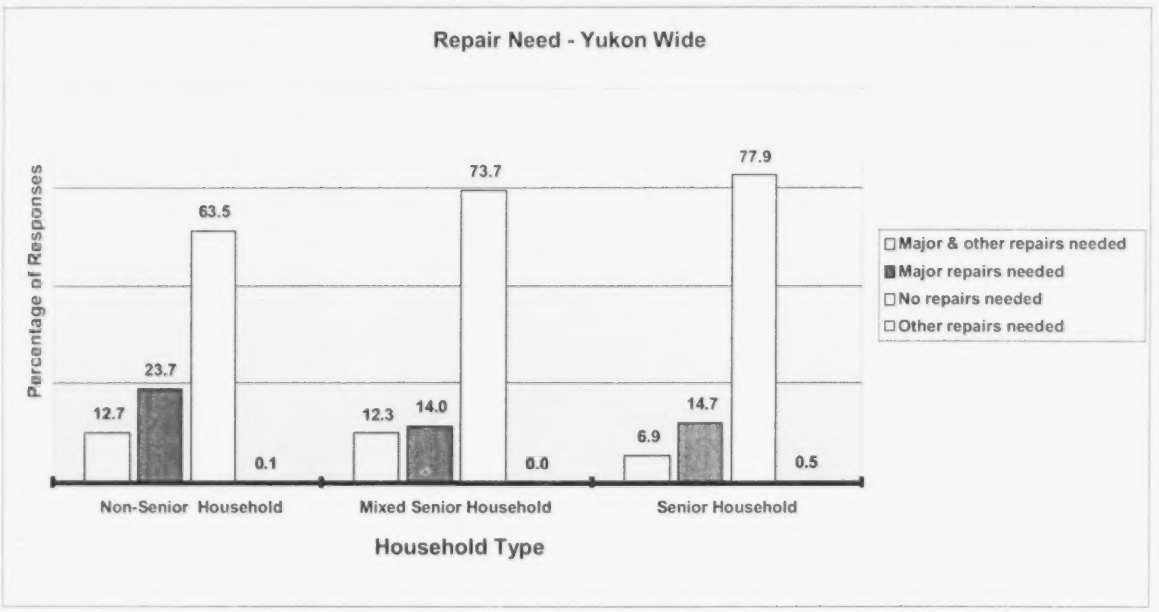

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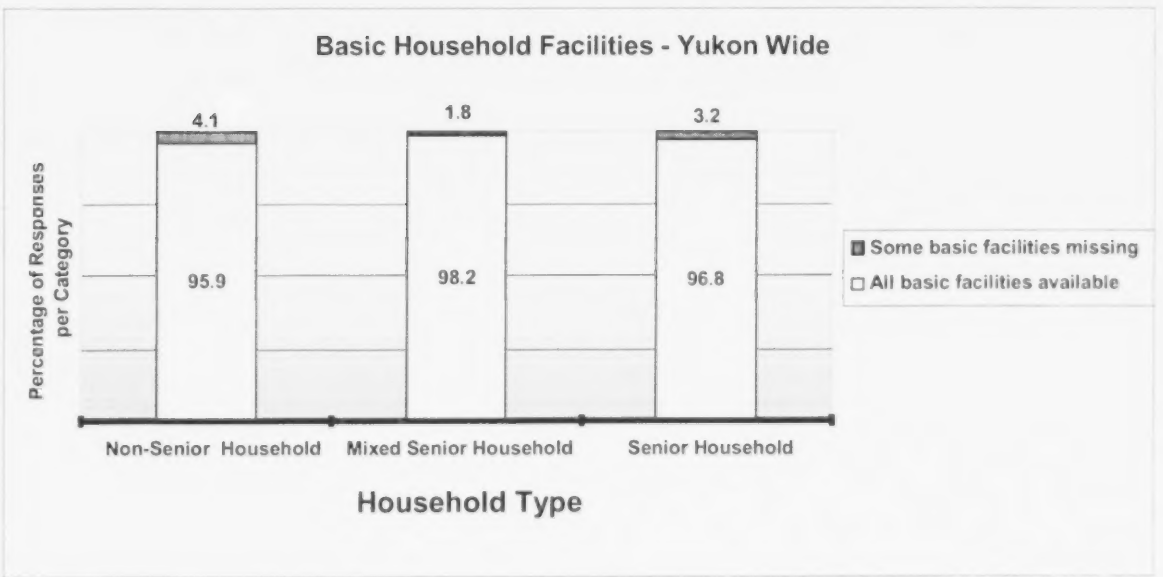

HIGHLIGHTS

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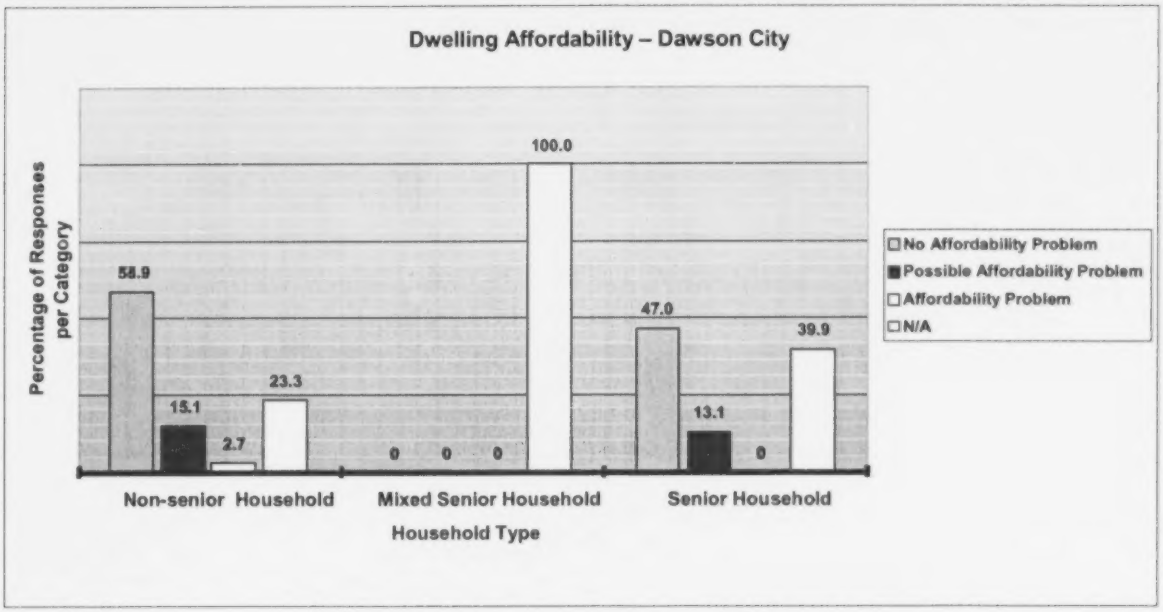
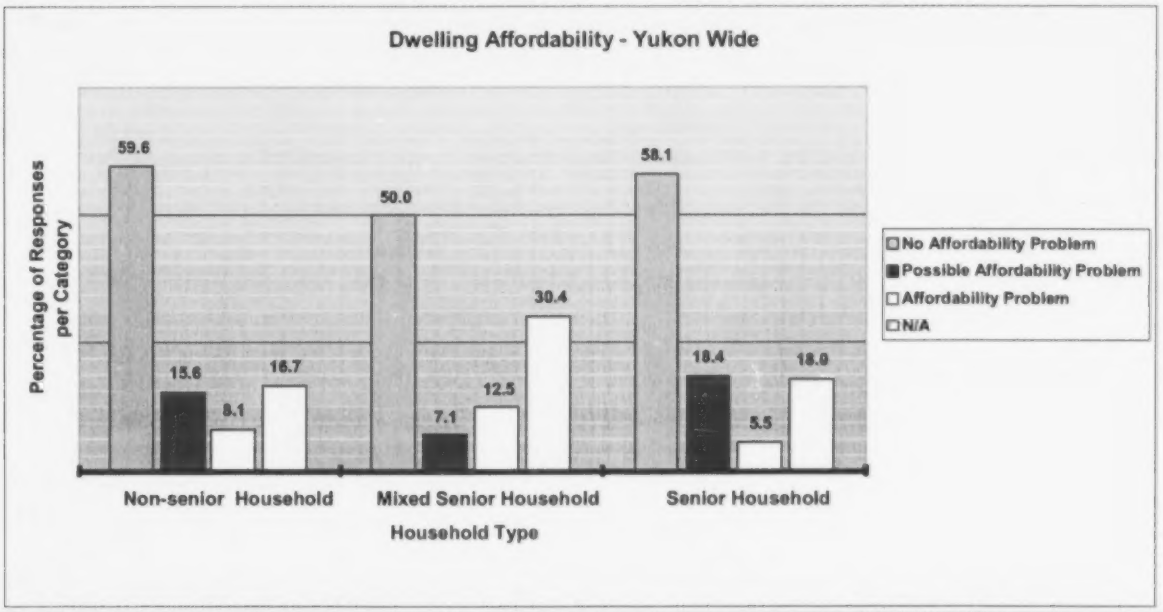
- 100 percent of mixed senior households have all basic facilities available. This represents one household.

5.1.4 DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE

These bar charts compare the dwelling affordability for the kinds of households.



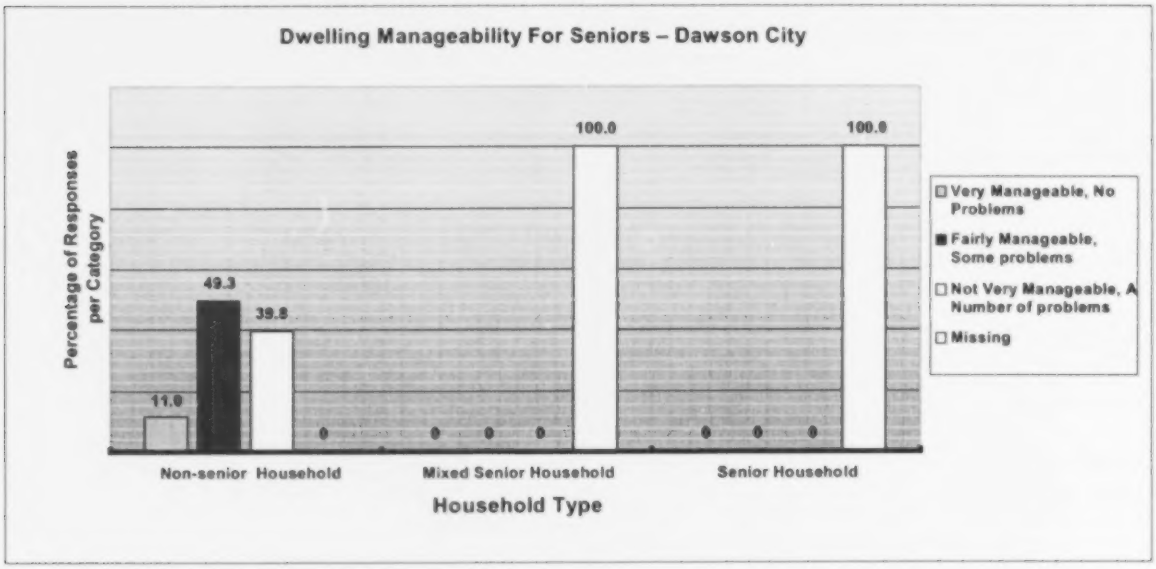


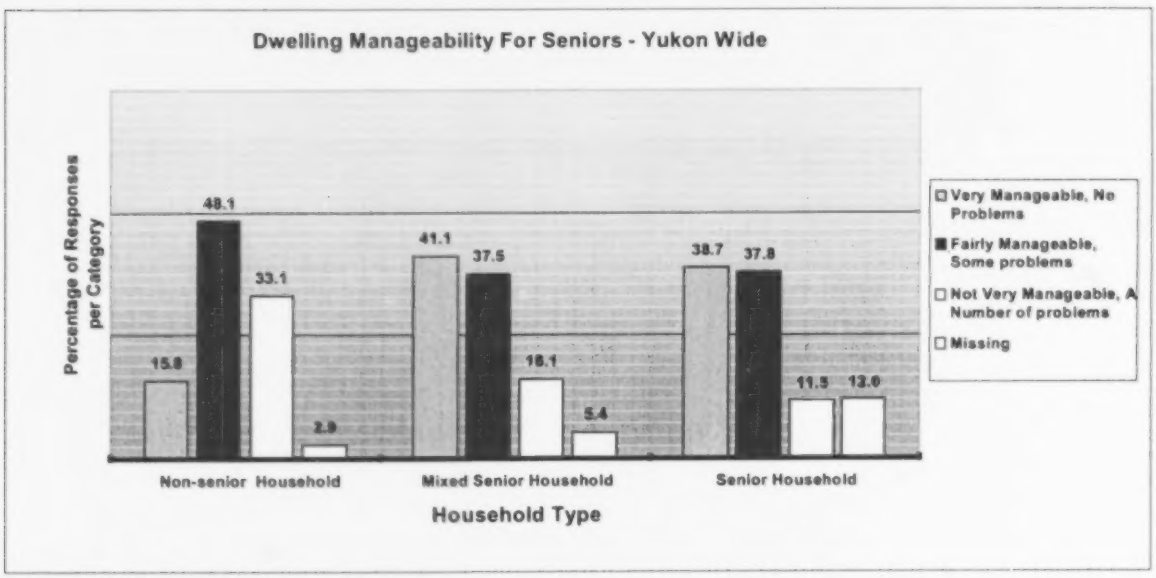
HIGHLIGHTS

- About 3 percent of the non-senior households in Dawson have an affordability problem.
- There appears to be no affordability problem in either of the other two groups
- An affordability problem is not applicable to 100 percent of mixed senior households. This represents one household.

5.1.5 DWELLING MANAGEABILITY FOR A SENIOR

These bar charts show the responses from the three different types of households. The question asked is, "How manageable would this dwelling be for a senior?"



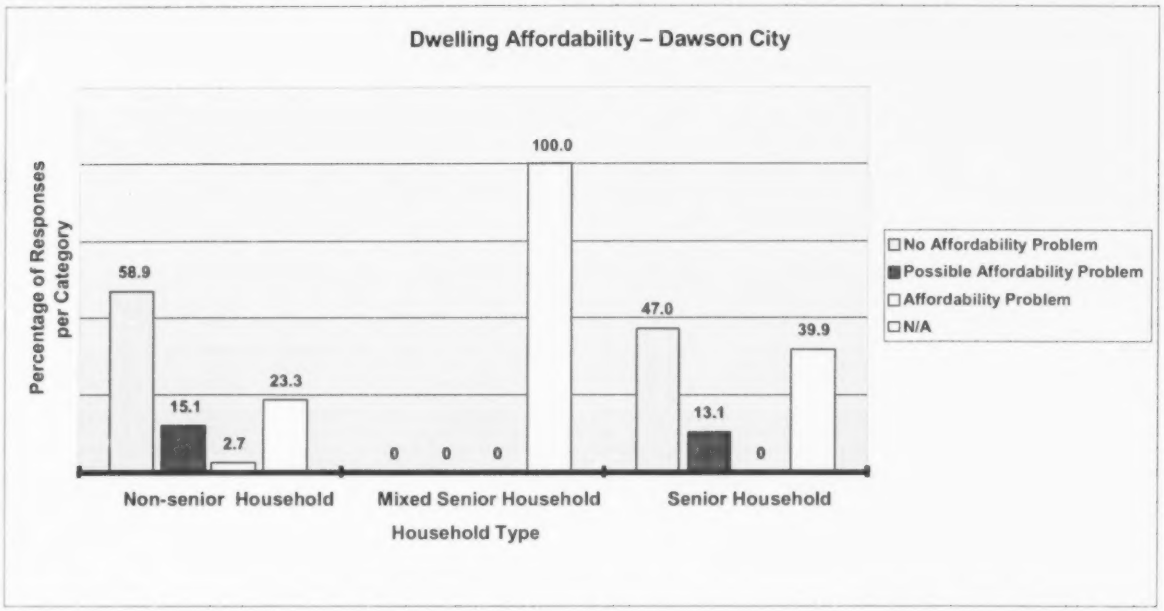


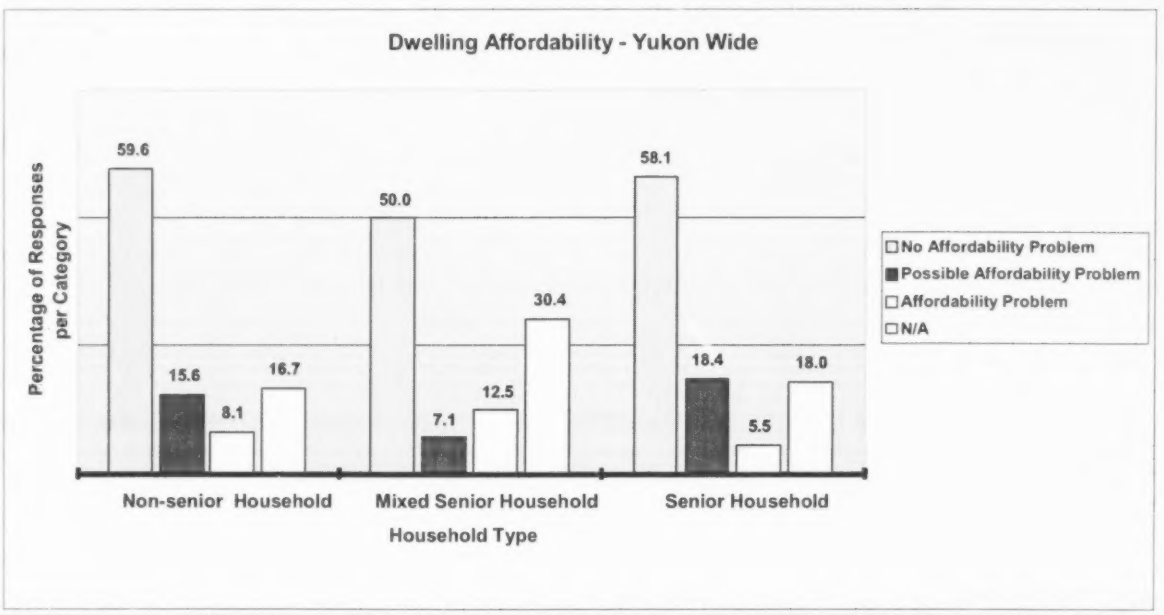
HIGHLIGHTS

- Although the lack of data for Dawson makes useful comparison impossible, almost 40 percent of non-senior" households in Dawson said that their dwelling would not be very manageable for a senior.
- No data was provided for mixed senior households. This represents one household.
- No data was provided for senior households. This represents 15 households.

5.1.4 DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE

These bar charts compare the dwelling affordability for the kinds of households.





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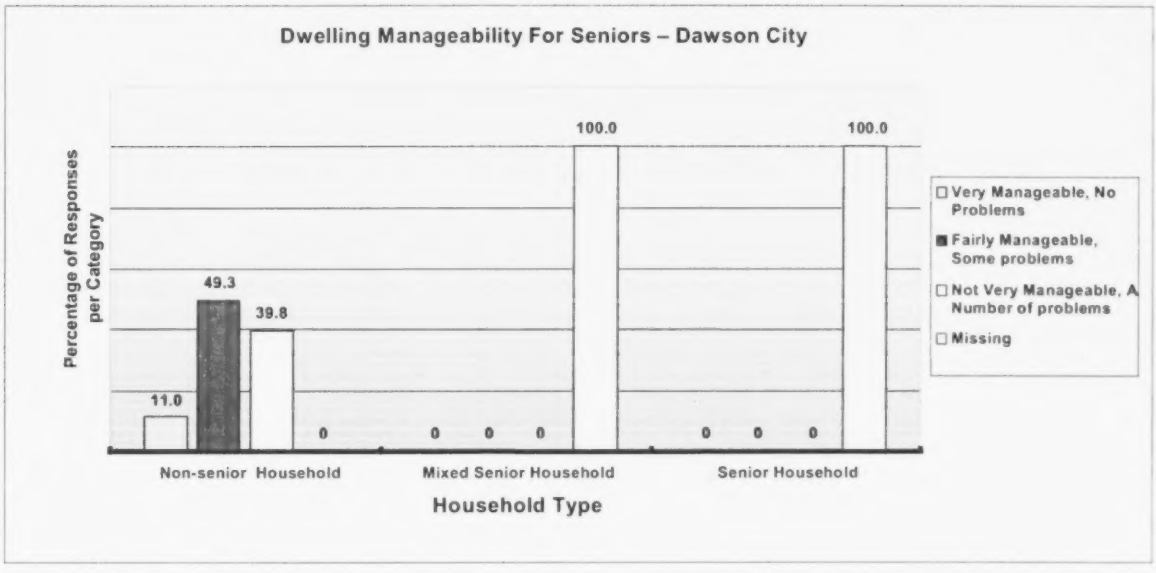

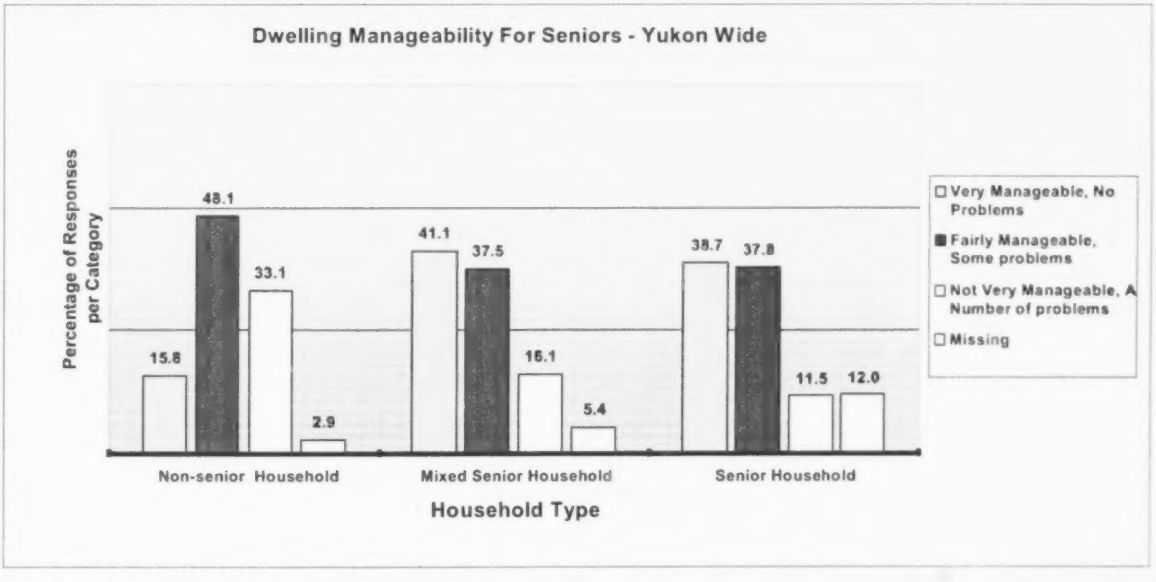

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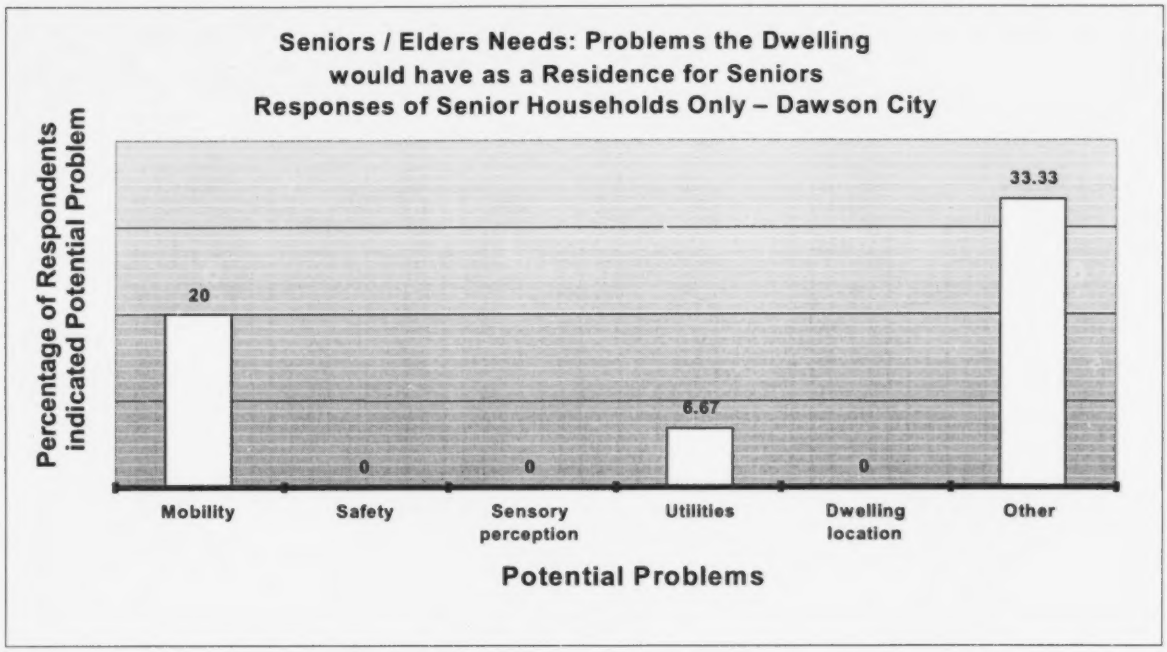
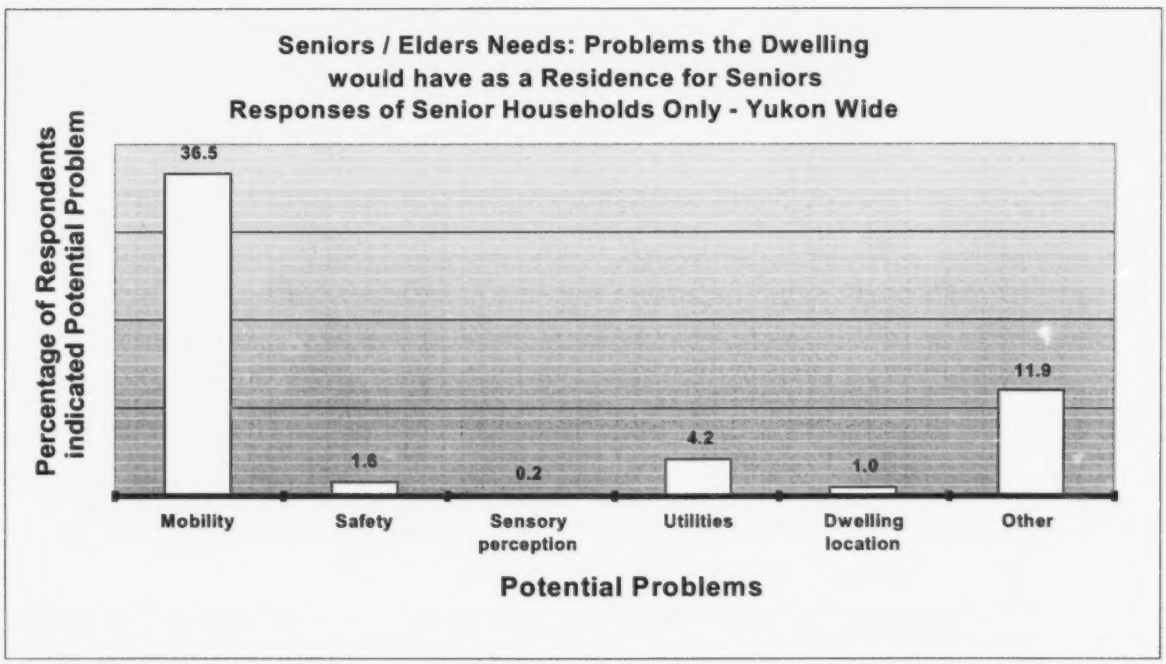
5.1.6 PROBLEMS THAT A SENIOR WOULD HAVE LIVING IN THIS DWELLING

These are the responses of the senior households only.





HIGHLIGHTS

- "Mobility" and the "Other" were the most common answer.
- "Other" includes reasons not captured in another category.

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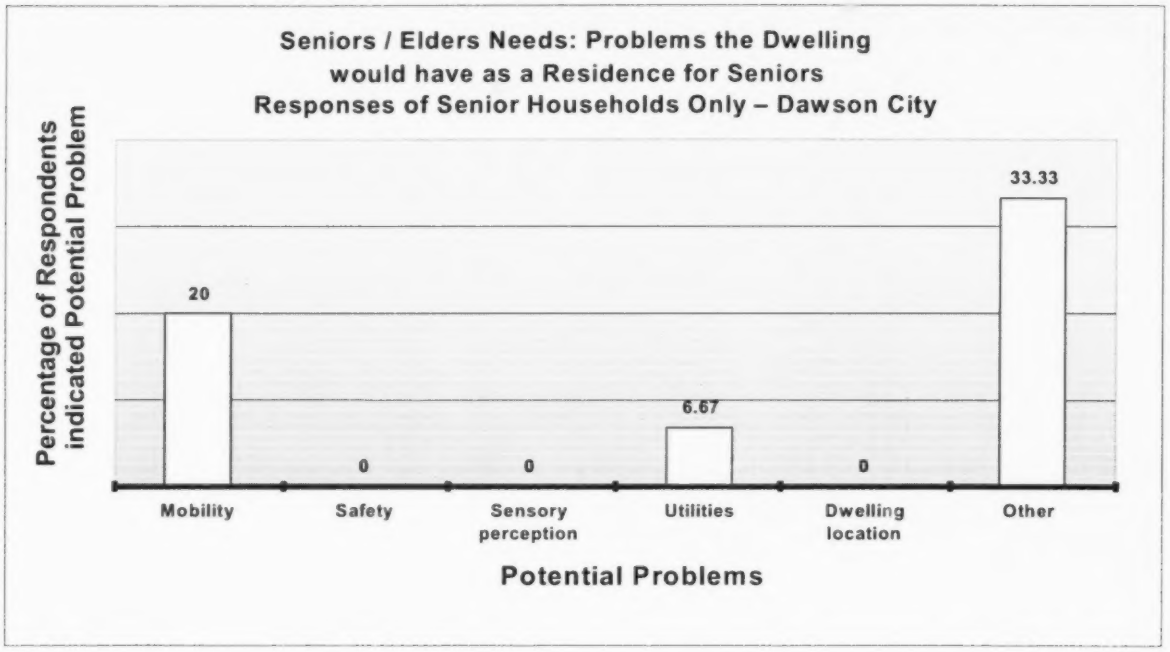

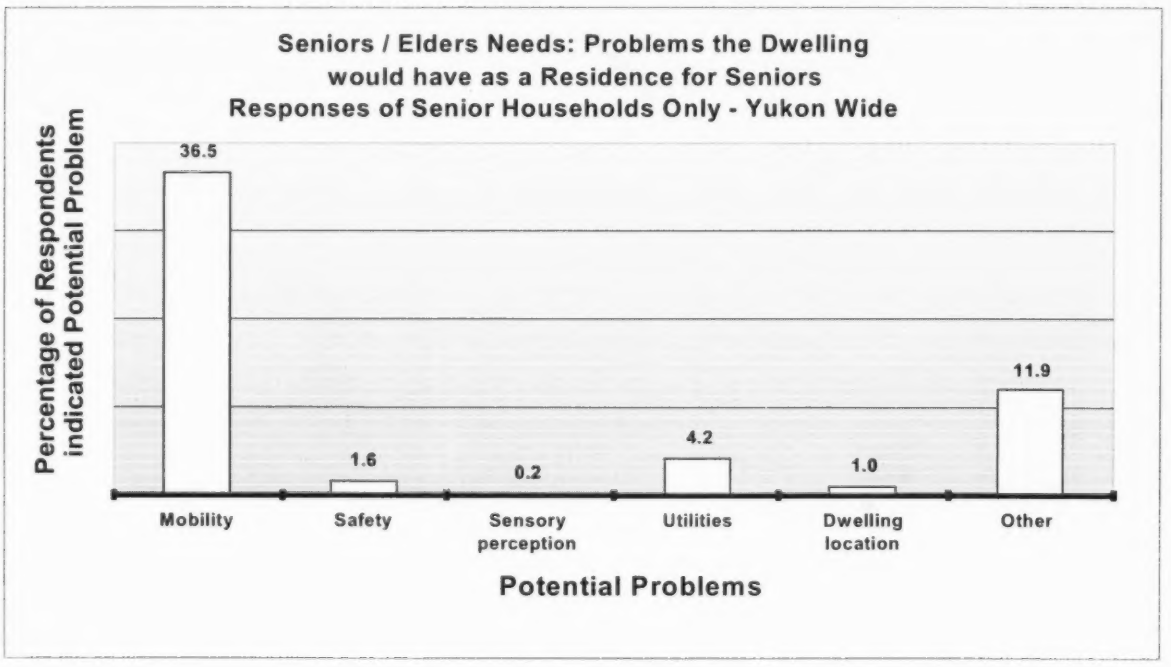

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